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Klamath County - Planning Department

VETERANS MEMORIAL BUILDING — 503-882-2501 — KLAMATH FALLS, OREGON 97601

ADMINISTRATIVE ZONE CORRECTION
No. 75-69DATE October 8, 1976

NOTICE

SUBJECT: Information about Administrative Zone Correction proceedings for a parcel of property that may be of interest to you.

The Klamath County Planning Department has received application and completed an approval ORDER for an Administrative Zone Correction No. 75-69.

The enclosed ORDER provisionally approves the request for correction from the RD 8,000 (Residential Single Fam.) zone to the CP (Commercial Adm. Professional) zone. Basically, the ORDER states that there was an error in zoning which is being recognized and corrected.

If you do not agree with this provisional ORDER, you have the right to appeal to the Klamath County Planning Commission for reconsideration. The appeal must be filed within 30 days from the date of mailing of this ORDER, or before 5:00 p.m. on 11/8/76.

The appeal procedure involves writing a letter to the Planning Department in which you state "I appeal Administrative Zone Correction No. 75-69 to the Klamath County Planning Commission." You must sign your letter and enclose a \$50 fee to cover processing costs.

If you require more information on this matter, please contact this office at 882-2501, Extension 285, or write to:

Klamath County Planning Department
Klamath County Courthouse
Klamath Falls, Oregon 97601

Richie W. Johnson
Klamath County Planning Director

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KLAMATH COUNTY PLANNING COMMISSION

In and For the County of Klamath, State of Oregon

IN THE MATTER OF THE)
 APPLICATION FOR AN)
 ADMINISTRATIVE ZONE)
 CORRECTION NO. 75-69)
 BY ROOKSTOOL & ALTER)

O R D E R

This matter having come on before the Klamath County Planning Department upon the application by Rookstool & Alter for an Administrative Zone Correction No. 75-69, pursuant to Article 117, Ordinance No. 17, the same being the Klamath County Zoning Ordinance, said application requesting a zone correction from RD 8,000 (Residential Single Family) zone to CP (Commercial Administrative Professional) zone, a description of the real property referred to in said application being Lot E of Subdivision Enterprise Tracts No. 24, Township 39, Section 3, Range 9, East of the Willamette Meridian, said application having been examined and such studies conducted as were required, the following findings of fact are set forth:

1. A description of the real property for which a zone correction is requested is Lot E of Subdivision Enterprise Tracts No. 24, Township 39, Section 3, Range 9, East of the Willamette Meridian.

2. The land in question is currently zoned RD 8,000 (Residential Single Family) and the requested zone correction is for CP (Commercial Administrative Professional).

3. The part of Klamath County affected by the application was zoned on December 7, 1972.

4. The Comprehensive Land Use Plan for said property designates the applicant's land as Residential Multiple Family which is not compatible with the RD 8,000 (Residential Single Family) zone.

5. Prior to December 7, 1972, the property was appraised as commercial property by the Klamath County Assessor as witnessed by the appraisal card on subject property on file in the Klamath County Assessor's Office.

6. Applicant's property is located on Arthur Street, two lots north of South Sixth Street the properties located on South Sixth Street in the vicinity are zoned C-5 (Commercial Highway).

Based upon the above findings of fact, the following conclusions of law are set forth:

1. The land in question was zoned unintentionally and erroneously.
2. Prior as to December 7, 1972, the land in question was actually used as an Accounting Office and such use existed lawfully.
3. Land Use studies conducted prior to the adoption of the Land Use Plan and Zoning Ordinance incorrectly identified the applicant's use of his land.
4. The proper zone district for the use lawfully existing prior to December 7, 1972, is CP (Commercial Administrative Professional).
5. The proper land use designation on applicant's property is Commercial General.

NOW, THEREFORE, IT IS HEREBY ORDERED that Application No. 75-69, submitted by Rookstool & Alter requesting a zone correction from RD 8,000 (Residential Single Family) zone to CP (Commercial Administrative Professional) zone, a description of the real property referred to in said application being Lot E of Subdivision Enterprise Tracts No. 24, Township 39, Section 3, Range 9, East of the Willamette Meridian is hereby provisionally approved and that the county zoning and land use plan maps be changed to show such correction. Unless an appeal is filed prior to November 8, 1976, this ORDER shall become permanent.

DONE AND DATED THIS 8th day of October, 1976.

Archie W. Jenson
Klamath County Planning Director

APPROVED AS TO FORM:
Boivin and Boivin
County Legal Counsel.

By Robert D. Boivin

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY PLANNING DIRECTOR
9:53

this 8th day of OCTOBER A. D. 19 76 at 9 o'clock A M. and

duly recorded in Vol. M 76, of DEEDS on Page 15862

NO FEE

Wm D. MILNE, County Clerk

By Hazel W. Jenson