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Vol. ^m 77 Page 21703

BEFORE THE HEARINGS OFFICER

KLAMATH COUNTY, OREGON

In the Matter of Request for)
Conditional Use Permit 77-30 for) Klamath County Planning
John Garboden, Applicant) Findings of Fact and Order

A hearing was held in this matter at Klamath Falls, Oregon on October 19, 1977, pursuant to notice given in conformity with Ordinance No. 35, Klamath County, before Klamath County Hearings Officer, Del Parks. The applicant was present. The Klamath County Planning Department was represented by Wayne Sorensen and Carl Shuck. The Hearings Reporter was Isabel Rodriguez.

Evidence was presented on behalf of the Department and on behalf of the applicant. There were no adjacent property owners present, and no one had any objections to the proposed Conditional Use Permit requested by the applicant.

The following Exhibit were offered, received and made a part of the record:

Klamath County Exhibit A, the Staff Report

Klamath County Exhibit B, photos of the subject property

Klamath County Exhibit C, a Klamath County Assessor's map of the subject property

Klamath County Exhibit D, a Klamath County Zoning map of the subject property

Klamath County Exhibit E, Mailing Notices

The hearing was then closed and based upon the evidence submitted at the hearing, the Hearings Officer made the following findings of fact:

21702

FINDINGS OF FACT:

1. The site for the use is adequate; it actually meets the standards set by the Ordinance, square footage wise, and there are no walling, fencing, or landscaping requirements necessary.

2. There are sufficient streets in relation to the location of the lots to carry the traffic generated by a single family dwelling.

3. No one testified in opposition and there was no testimony that the proposed use would have any adverse effects.

4. There are no conditions necessary to protect the public health, safety, and welfare. The Conditional Use Permit is subject to the applicant meeting the condition that he provide the Planning Staff with a preliminary title report showing the title is vested at this time in R. E. Wagner.

The Hearings Officer, based on the foregoing Findings of Fact accordingly orders as follows:

That real property described as the

"Lot 24, Block 12 Stewart Addition generally located on the west side of Cortez Street, approximately 318 feet north of Balsam Drive, approximately 200 feet east of Diamond Street on a parcel of land approximately 27,600 square feet in size, Klamath County, Oregon."

is hereby granted a Conditional Use Permit in accordance with the terms of the Klamath County Zoning Ordinance No. 17 and henceforth will be allowed the placement of a Mobile Home on the subject property.

21703

1 Entered at Klamath Falls, Oregon, this 1 day
2 of November, 1977.
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5 KLAMATH COUNTY HEARINGS DIVISION

6 By Del Paulk
7 Hearings Officer
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Klamath County - Planning Department

COURTHOUSE — 503-082-2501, Ext. 285 — KLAMATH FALLS, OREGON 97601

21704

IN THE MATTER OF
MAILING NOTICES FOR

John S. Boden

AFFIDAVIT OF MAILING

STATE OF OREGON
County of Klamath

I, *Rosabel Rodriguez*, being first duly sworn, depose
and say that I am an employee of the Klamath County Planning
Department, and that on the *7th of November, 1977* I did deposit in
the U.S. postal system *4* copies of said MAILING NOTICE,
a copy of same being attached hereto, in a sealed envelope addressed
to those individuals on the mailing list attached hereto.

Rosabel Rodriguez

SUBSCRIBED and sworn to before me this *7th* day of
November 19 *77*.

Peter M. White
NOTARY PUBLIC FOR OREGON

My commission expires

8-3-80

WE ARE AN EQUAL OPPORTUNITY EMPLOYER

21705

Orders for John Garboden for Conditional Use Permit 77-30
were sent to the following:

John Garboden
1900 Worden Street
Klamath Falls, OR 97601

Board of Commissioners
Courthouse Annex
Klamath Falls, OR 97601

Clerk's Office
Courthouse
Klamath Falls, OR 97601

Assessor's Office
Courthouse Annex
Klamath Falls, OR 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of _____
this 10th day of November A. D. 19 77 at 9:13 clock A.M., and
duly recorded in Vol. M77, of Deeds on Page 21701
By Wm D. MILNE, County Clerk
Bernetha A. Litch
No Fee