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C. 78 10334

BEFORE THE HEARINGS OFFICER

KLAMATH COUNTY, OREGON

In the Matter of Request for ) Klamath County Planning  
Conditional Use Permit 78-10 for )  
Jimmy Scott, Applicant ) FINDINGS OF FACT AND ORDER

A hearing was held in this matter at Klamath Falls, Oregon, on May 10, 1978, 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 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 who stated they had objections to the proposed Conditional Use Permit requested by the applicant.

The following Exhibits 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

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

10335

FINDINGS OF FACT:

1. The lot is approximately 7,500 square feet in size and a mobile home on the property can meet the property development standards of the RD 7,000 Zone.

2. There are other mobile homes in the area and with the placement of the mobile home, this will improve the existing lot and therefore appears that no adverse affect would be placed on abutting properties.

3. There is adequate access onto the subject property and the site does, therefore, relate to streets.

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

That real property described as the

"parcel of land approximately 7,500 square feet in size generally located on the north side of Douglas Avenue and approximately 151 feet west of Granite Street and approximately 150 feet south of Cleveland Avenue and more particularly described as Tax Lot 5900, Stewart Lennox Subdivision, Section 7, Township 39 South, Range 9 East of the Willamette Meridian, 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.

Entered at Klamath Falls, Oregon, this 15 day of May, 1978.

KLAMATH COUNTY HEARINGS DIVISION

By Del R. Smith  
Hearings Officer

10336

IN THE MATTER OF )  
 Conditional Use )  
 Permit 78-10 for )  
 Jimmy Scott )  
 STATE OF OREGON )  
 County of Klamath )

AFFIDAVIT OF MAILING

The undersigned certifies that as an employee of the Klamath County Planning Department she served the foregoing on the parties on the 16<sup>th</sup> of May, 1978 by depositing a copy of said Findings of Fact and Order in a sealed envelope in the United States mail at Klamath Falls, Oregon, with postage thereon fully prepaid and addressed to the said parties at their last known place of business or residence, as follows:

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

Jimmy Scott  
 4305 Anderson Avenue  
 Klamath Falls, OR 97601



Isabel Rodriguez  
 Hearings Reporter

SUBSCRIBED and sworn to before me this 16<sup>th</sup> day of May, 1978.

Mary C. Hill  
 NOTARY PUBLIC FOR THE STATE OF OREGON  
 My Commission Expires:

3.6-82

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 17th day of May A.D., 19 78 at 3:03 o'clock P M., and duly recorded in Vol. M78 of Deeds on Page 10334.

FEE No Fee

WM. D. MILNE, County Clerk  
 By Sandra H. Helich Deputy