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BEFORE THE HEARINGS OFFICER

KLAMATH COUNTY, OREGON

17508

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In the Matter of Request for)
Conditional Use Permit No.) Klamath County Planning
79-12 for Bruce Gustafson,) FINDINGS OF FACT AND ORDER
Applicant)

A hearing was held in this matter at Klamath Falls, Oregon, on June 13, 1979, pursuant to notice given in conformity with Ordinance No. 35, Klamath County, before the Klamath County Hearings Officer, Jim Spindor. The applicant was present. The Klamath County Planning Department was represented by Carl Shuck. The Hearings Reporter was Barbara Thomson.

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, Klamath County Assessor's map of the subject property
Klamath County Exhibit D, letter from Bureau of Reclamation
Applicant's Exhibit No. 1, Plot Plan

Applicant's Exhibit No. 2, Landscaping Plan

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

FINDINGS OF FACT:

1. The site is adequate in size and shape to house the proposed activity, and it does fit in with the surrounding area as there are similar type homes in the area.

2. The site has adequate access to the streets and highways to carry the traffic flow generated by the proposed use.

3. There will be no adverse effects on abutting property owners.

4. No one testified in opposition to the Conditional Use Permit.

5. The granting of this Conditional Use Permit is consistent with the goals of L.C.D.C.

6. The granting of this Conditional Use Permit is subject to the following conditions.

CONDITIONS:

1. Applicant follows Plot Plan, Applicant's Exhibit No. 1.

2. Applicant follows Landscaping Plan, Applicant's Exhibit No. 2.

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

That real property described as the

"parcel of land approximately 2.01 acres in size, generally located approximately 430 feet south of Crosby Street and abutting Washburn Way to

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the west, and more particularly described as
being Tax Lot 601 of Lot 1 of Washburn Park
being in Township 39, Range 9, Section 4,
Klamath County, Oregon."

is hereby granted a Conditional Use Permit to allow placement
of model home sales in the C-3 (Regional Commercial) zone.

Entered at Klamath Falls, Oregon, this 19th day of
July, 1979.

KLAMATH COUNTY HEARINGS DIVISION

By: [Signature]
Hearings Officer

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 25th day of
July A.D., 19 79 at 9:18 o'clock A M., and duly recorded in Vol 179
of Deeds on Page 17588.

FEE None

WM. D. MILNE, County Clerk

By: [Signature] Deputy