

583

BEFORE THE HEARINGS OFFICER

10325

KLAMATH COUNTY, OREGON

In the Matter of Request for)
 Conditional Use Permit No. 81-5)
 for Joe Yance, Applicant)

KLAMATH COUNTY PLANNING
 FINDINGS OF FACT AND ORDER

A hearing was held in this matter at Klamath Falls, Oregon, on April 8, 1981, pursuant to notice given in conformity with Ordinance No. 35, Klamath County, before the Klamath County Assistant Hearings Officer, James R. Uerlings. The applicant was present. The Klamath County Planning Department was represented by Jonathan Chudnoff. 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
 Applicant's Exhibit No. 1, survey map and plot 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:

Ret: Commissioners Journal

201 JUN 9 PM 2 00

1 1. The site for the proposed use is adequate in size
2 and shape to accommodate said use and all yards, spaces, walls,
3 and fences, parking, loading, landscaping and other features
4 required to adjust said use with land and uses in the neighbor-
5 hood are present or will be adequately provided.

6 2. The site for the proposed use has adequate access to
7 streets and highways adequate in width and pavement type to
8 carry the quantity and kind of traffic generated by the proposed
9 use.

10 3. The proposed use will have no adverse effect on
11 abutting property or the permitted use thereof. In fact, the
12 property adjacent in the immediate vicinity already has two (2)
13 mobile homes on it.

14 4. The granting of this Conditional Use Permit is
15 consistent with the applicable L. C. D. C. Goals and Guidelines.

16 5. The following Conditions are deemed necessary to
17 protect the public health, safety, and general welfare.

18 CONDITIONS:

19 1. The granting of this Conditional Use Permit is
20 subject to the approval of Minor Partition No. 81-20..

21 2. Applicant shall follow plot plan, Applicant's
22 Exhibit No. 1.

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

25 That real property described as the
26

27 "parcel of land zoned RD 5,000 (Single Family
28 Residential) and generally located southwest
 of the corner of Cannon Avenue and Bisbee Street,
 and more particularly described as being a
 portion of Tax Lot 2,000 located in the NW $\frac{1}{4}$

10327

SE $\frac{1}{4}$ of Section 3, Township 39, Range 9,
Klamath County, Oregon"

is hereby granted a Conditional Use Permit in accordance with
the terms of the Klamath County Zoning Ordinance No. 35, and,
henceforth, will be allowed placement of a mobile home in the
RD 5,000 (Single Family Residential) zone.

Entered at Klamath Falls, Oregon, this 5 Day
of June, 1981.

KLAMATH COUNTY HEARINGS DIVISION
BY James E. Hurling
Assistant Hearings Officer

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

Klamath County

on this 9th day of June A.D. 19 81

at 2:00 o'clock P M, and duly

recorded in Vol. M81 of Deeds

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EVELYN DIEM, County Clerk

By Debra A. [Signature] Deputy

Fee None