

BEFORE THE KLAMATH COUNTY PLANNING DIRECTOR

In consideration of MJP 4-91,
for David Clawson.

ORDER

1. NATURE OF REQUEST:

The applicants request is to divide approximately 86.3 acres into two parcels with parcel #1 being 31.8 acres and parcel #2 being 54.5 acres.

This request was reviewed by the Planning Director on February 27, 1991, pursuant to Article 45 and Article 56 of the land development code.

2. LEGAL DESCRIPTION:

The subject property is located in a portion of Section 30 of TS 39 R 8, being tax lot 200.

3. RELEVANT FACTS

The property is zoned NR(Non Resource), which has a 20 acre minimum and allows for single-family dwellings and Manufactured home, plus raising of large animals. These type of lands have a low forest site class with soil capability class of VII and VII, and are not identified as lands being irrigated and are not necessary to permit farm practices to be undertaken on adjacent lands.

Access will be off of Ben Kerns Rd via a proposed easement, which easement will need to be recorded prior to final map being recorded.

Site is within the Keno Fire District with approximately 5-10 minutes for response time.

The site itself is basically a hill side with site development being at the south end of parcel 2 and on the west side of parcel 1.

4. ORDER

Because of the parcel sizes, which meet the minimum lot size and because of the zoning of NR and because of being in a rural fire district, this major partition will be approved with following conditions; 1 Applicant must comply with code requirements and 2, final plat for the partition must be prepared by a Registered Land Surveyor.

Carl Shuck 2/27/91
CARL SHUCK, PLANNING DIRECTOR

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 28th day
of Feb. A.D., 19 91 at 4:11 o'clock P.M., and duly recorded in Vol. M91,
of Deeds on Page 3739.

FEE none

Evelyn Biehn, County Clerk

By Caroline Muehlenberg

Return: Commissioners Journal

'91 FEB 28 PM 4 11