

STAFF REPORT

CASE NO. AND HEARING DATE: CUP 71-92 10-28-92

APPLICANT: Robin Chambers
4509 Avalon Place.
Klamath Falls, Or. 97603

REQUEST: Applicant applying for a CUP to place a Manufactured MH (Double Wide) on property zoned RS as conditionally permitted per LDC Section 51.530,A, and Article 44 Section 44.030

AUTHORITY: Section 51.530 of Article 51 and Article 44 Section 44.030

PROJECT LOCATION: Located at end of Avalon Pl and east side of Avalon Pl.

LEGAL DESCRIPTION: Located in Portion of Section 10 of TS 39 R 9
Tax Lot 7500.

ACCESS: Off of Avalon Pl. **ZONE/PLAN:**RS(Suburban Residential)(Urban)

S.C.S. Class:

TIMBER SITE RATE:

UTILITIES:

WATER: City Water **SEWER:** South Suburban

FIRE DIST: Fire Dist #1 **POWER:** PP&L

EXHIBITS:

- A. Staff Report
- B. Assessor Map
- C. Site Plan

CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Land Use Planning: Notification was sent out to surrounding property owners and to those Agencies of concern.

In review of this application, and the criteria of Article 44 and Section 44.030 A-D, Planning Director makes following findings.

Order:

1. In review of the surrounding area there are mobile homes in area as well as stick built type houses. The proposed use would appear not to have an adverse impact on surrounding uses because of similar uses in area.
2. Lot directly to the north (Tax Lot 7700) has received an CUP for a Mobile Home.
3. The location of the proposed use will meet the setbacks required in the RS Zone.
4. The use is allowed by CUP per section 51.530 A.
5. The proposed use appears not to have an significant impact on the livability of abutting properties, because of other similar uses in the surrounding area.

6. All exhibits and other contents of this file have been incorporated into this review for decision.

Review was held pursuant to notice given in conformity with the Klamath County Land Development Code.

Planning Director based from above findings find in favor of the applicant and therefore grants CUP 71-92 with conditions.

CONDITIONS:

1. Applicant to meet criteria in placing mobile home, setbacks, offstreet parking and other code requirements.

DATED this 28th day of October 1992

Carl Shuck
CARL SHUCK, PLANNING DIRECTOR

Klamath County Land Development Code provides that this decision may be appealed no later than 7 days following mailing of this decision. Appeal information may be obtained at the Klamath County Planning Dept.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 10th day
of Nov. A.D., 19 92 at 10:27 o'clock A.M., and duly recorded in Vol. M92,
of Deeds on Page 26565.

FEE none

Evelyn Biehn County Clerk
By Pauline Mullins

Return: Commissioners Journal