

**STAFF REPORT**

**CASE NO. AND HEARING DATE:** CUP 34-93 6-23-93

**APPLICANT:** Jeff Mueller  
4739 Climax Ave  
Klamath Falls, Or. 97601

**REQUEST:** Applicant applying for a CUP for replacement of a non-conforming use, and in this case a manufactured home.

**AUTHORITY:** Section 13.030, D. of Article 13

**PROJECT LOCATION:** Located north side of Climax Ave and approximately 210 feet plus/minus east of Hope St.

**LEGAL DESCRIPTION:** Located in Portion of Section 2 of TS 39 R 9  
Tax Lot 6000.

**ACCESS:** Off of Climax St. **ZONE/PLAN:** RS (Suburban Residential)

**S.C.S. Class:**

**TIMBER SITE RATE:**

**UTILITIES:**

**WATER:** City of K-Falls

**SEWER:** South Suburban Sanitary

**FIRE DIST:** Fire Dist #1

**POWER:** PP&L

**EXHIBITS:**

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

**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 application and attached information addressing site plan, applicant will need to comply with setbacks within the RS zone.
2. The proposed use would appear not to have an impact on the uses in the surrounding area as there are similar uses near by.
3. The location of the proposed use will meet the required setbacks. in the RS Zone.
4. The use is allowed by CUP per section 13.030, nonconforming uses.
5. 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 34-93 with conditions.

CONDITIONS:

1. Applicant to meet required setbacks as indicated on site plan.

DATED this 23 day of June, 1993

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 23rd day  
of June A.D. 19 93 at 2:54 o'clock P M., and duly recorded in Vol. M93  
of Deeds on Page 14862.  
Evelyn Biehn County Clerk  
By Daniel M. Anderson

FEE none

Return: Commissioners Journal