

**STAFF REPORT**

**CASE NO. AND HEARING DATE:** CUP 59-93 9-22-93

**APPLICANT:** Stacy/Teresa Walden  
4329 Denver Ave  
Klamath Falls, Or. 97603

**REQUEST:** Applicant applying for a CUP to establish a Mobile Home as an additional dwelling in the RS zone, on a parcel approximately 21,024 sq ft.

**AUTHORITY:** Section 51.530 A, of Article 51 and Article 44 Section 44.030

**PROJECT LOCATION:** Located north side of Clinton Ave and 600 ft west of Summers Ln.

**LEGAL DESCRIPTION:** Located in Portion of Section 10 of TS 39 R 9 being tax lot 1200.

**ACCESS:** Off of Clinton. **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. Ltr from City Of K-Falls, Dated 9-1-93, in ref to water connection.

**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 memo addressing water, applicant will need to comply with criteria for water.
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. Within 200 feet of subject property are two other mobile homes.
3. The location of the proposed use will need to meet the required setbacks in the RS Zone for an additional dwelling.
4. The use is allowed by CUP per section 51.530 A, additional dwelling, when lot is greater than 20,000 sq ft.

24551

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 59-93 with conditions.

CONDITIONS:

1. Applicant to meet water criteria.

DATED this 22nd day of September 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 \_\_\_\_\_ the 23rd day  
of Sept. A.D., 19 93 at 1:45 o'clock P M., and duly recorded in Vol. M93  
of Deeds on Page 24550

FEE none

Evelyn Biehn • County Clerk

By Pauline Muelendore