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07-11-94P03:09 RCVD

Vol. M94 Page 21396

CONDITIONAL USE PERMIT HEARINGS OFFICER REVIEW/DISPOSITION

APPLICATION NO./REVIEW DATE: CUP 62-94

H.O. Hearing 7-8-94

APPLICANT/REPRESENTATIVE: Don KOCH

6415 NE Killingsworth Fir 13
Portland, OR 97218

REQUEST: CUP 62-94 to establish a pre'76 ('69 singlewide) mobile home on property zoned R-5 as conditionally permitted per LDC section 51.230 M.

LOCATION: Split Rail Ranches, east of Gilchrist, two miles west of Hwy 31, three miles south of Beal Rd., east of the KNRR.

LEGAL DESCRIPTION: por SW 1/4 SE 1/4 Sec. 27, T 23S R 10E. T.A. 2310-27-2500.

ACCESS: Easement Road east from the KNRR through to Split Rail Meadows

ZONE/PLAN R-5/Rural

UTILITIES:

WATER: well
ELECTRIC: MidstateFIRE: KCRFD
SEWER: Septic

EXHIBITS:

- a. Site Plan
- b. EHS memo
- c.

NARRATIVE AND RECOMMENDATION:

The applicant wishes to establish a singlewide mobilehome on property zoned for rural use west of Split Rail Meadows, south of Beal Rd.. Notification was sent out to interested agencies and adjacent property owners and to date NO NEGATIVE RESPONSE has been received. Consideration of this application is allowed per Article 51.230 M and Article 44 of the Code.

Staff recommends Hearings Officer approval subject to Code requirements for manufactured home placement as established by Environmental Health Services, and Building Department, subject to the following.

1. A placement permit must be obtained within two years of the date set out below or this permit is null and void.

DISPOSITION: APPROVED this 8th day of JULY, 1994

Michael L. Brant
Michael L. Brant, Hearings Officer

NOTICE OF APPEAL RIGHTS:

You are hereby notified that this decision may be appealed to the Klamath County Board of County Commissioners by filing with the Planning Department a notice of appeal together with the required fee within SEVEN days following the date of mailing of this decision.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 11th day of July A.D., 1994 at 3:09 o'clock P.M., and duly recorded in Vol. M94 of Deeds on Page 21396.

FEE none

Commissioners Journal

Evelyn Biehn County Clerk

By Sharon Miller