

16749-A

CONDITIONAL USE PERMIT
HEARINGS OFFICER REVIEW/DISPOSITION

Vol. M96 Page 11125

APPLICATION NO./REVIEW DATE: CUP 18-95

H.O. Hearing: 4-19-96

APPLICANT/REPRESENTATIVE: Elvin KOOZER
P.O. Box 284
Sprague River, OR 97639

CUP to establish pre '76 mobilehome ('72 singlewide) on property zoned R-1 as conditionally permitted per LDC section 51.330 K.

LOCATION: south of Drews Ranch Rd., 2.5 miles east of Sprague River Rd..

LEGAL DESCRIPTION: Lot 3, Blk 4 Nimrod River Park #1.

ACCESS: Drews Ranch Rd.

ZONE/PLAN: R-1/Rural

UTILITIES:

WATER: Well

FIRE: SRVFD

EXHIBITS:

ELECTRIC: Pacific

SEWER: Septic

a. Site Plan

b. Env. Health Memo

NARRATIVE AND RECOMMENDATION:

The applicant wishes to establish a 1972 mobilehome on property zoned for rural use east of Sprague River. 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 51.330 K 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/approved within two years of the date set out below or this permit is null and void.

DISPOSITION: APPROVED this 12th day of APRIL, 1996

Michael L. Brant

Michael Brant, Hearings Officer

NOTICE OF APPEAL RIGHTS:

You are hereby notified 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 Planning the 22nd day
of April A.D., 19 96 at 11:33 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 11125

FEE No Fee Return: Commissioners Journal

By Bernetha G. Letsch, County Clerk