

36283

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**CONDITIONAL USE PERMIT
HEARINGS OFFICER REVIEW/DISPOSITION**

APPLICATION NO./REVIEW DATE: CUP 18-97

H.O. Hearing: 4-18-97

APPLICANT/REPRESENTATIVE: **Gerald & Lorraine MENDENHALL**

11675 SW Tiedeman Ave
Tigard, OR 97223

CUP to establish pre '76 mobilehome ('70 singlewide) on property zoned R-1 replacing unit as conditionally permitted per LDC section 51.330 K.

LOCATION: SE corner of Alacano Dr. and Twilla Ct.. Little River Ranch

LEGAL DESCRIPTION: Lot 27 Blk 3, T.A. 2309-2B-1300.

ACCESS: Alacano Dr.

ZONE/PLAN: R-1/Rural

UTILITIES:

EXHIBITS:

WATER: Well

FIRE: NA

a. Site Plan

ELECTRIC: Midstate

SEWER: Septic

b. Elliot 3-13 and 3-31

c. Ogan 3-18 and 4-5

NARRATIVE AND RECOMMENDATION: The applicant wishes to establish a 1970 mobilehome on property zoned for rural use in Little River Ranch. Notification was sent out to interested agencies and adjacent property owners and is included as exhibits. 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 18th day of APRIL, 1997

Michael L. Brant

Michael L. 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 the 18th day
of April A.D., 19 97 at 11:00 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 11753

Return: Commissioners Journal

Bernetha G. Letsch, County Clerk

FEE No Fee

by Kathleen R. [Signature]

APR 18 11:00 AM '97