

97 JUN 26 10:00

STAFF REPORT

PROPERTY LINE ADJUSTMENT: 11-97

APPLICANT: Richard W. Bowman/Irene Huggins
5206 Bristol Ave/5222 Bristol Ave
Klamath Falls, OR 97603

PROPERTY DESCRIPTION: A parcel of land located in portion of Section 11, of TS39, R 9, which includes tax lots 2200, and 2210 and more particularly located south side of Bristol Ave. and west approximately 160 feet of Homedale. See Map submitted by applicant, Ex B.

WHAT IS BEING ADJUSTED: The proposed lot line being adjusted will include tax lots as indicated above. (See map Ex D)

PARCEL SIZE: Parcel size after adjustment for parcel 1, will be approximately .49+/- acres, and Parcel 2, will be approximately .42 acres +/- (See map EX D)

ZONING: RS (Suburban Residential): Tax lots will meet the minimum lot size.

FACILITIES: PP&L Septic. SSSD

ACCESS: off of Homedale Road

Exhibits: A. Staff Report
B. Accessor Map
C. County Surveyor Recommendations:
(See Ex C) Adjusted line is exempt from surveying requirements
D. Applicants map

ORDER AND FINDINGS:

- A. In review of application and map, parcels being adjusted are contiguous with one another and do not create a new parcel.
- B. Parcels being adjusted will remain in existing use in the RS zone.
- C. The adjusted lots will have access and will not interfere with any other easements. (See Exhibit B)
- D. The adjustment of lot will not take lot out of the required lot size requirement. The resulting parcel will conform to the minimum lot size of the zone the parcel is in.

E. By relocating the lot line, the new lot line does not relocate a parcel. (See Exhibit B)

CONCLUSIONS: Based on the above information and exhibits and findings and applying the criteria for a property line adjustment of Section 45.540 of the LDC, PLA Map 11-97 is approved.

Appeal of this decision may be appealed to the Board of Commissioners within 7 days of actual notice of the decisions set forth in Article 33 of the Land Development Code.

Carl Shuck, Planning Director/ Date

Carl Shuck 6-23-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Planning the 26th day
of June A.D. 19 97 at 10:00 o'clock A M., and duly recorded in Vol. M97
of Deeds on Page 19890

FEE None

Bernetha G. Letsch County Clerk

By

Rodman Ross