

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

APPLICATION NO./REVIEW DATE: CUP 35-98

H.O. Hearing: 5-15-98

APPLICANT/REPRESENTATIVE: **Angela CAMPBELL**  
1130 W. Yosemite #3  
Manteca, CA 95337

CUP to establish pre '76 mobilehome ('73 doublewide) on property zoned R-1 as conditionally permitted per LDC section 51.330 K.

LOCATION: 27112 Drews Ranch Rd., Nimrod River Park, Sprague River

LEGAL DESCRIPTION: lot 6, Blk 3 Nimrod River Park

ACCESS: existing roadnet

ZONE/PLAN: R-1/Rural

UTILITIES:

EXHIBITS:

WATER: Well

FIRE: SRVFD

a. Site Plan

ELECTRIC: Pacific

SEWER: Septic

b. EHS memo

c. Additional Conditions

**NARRATIVE AND RECOMMENDATION:** The applicant wishes to establish a 1973 mobilehome on property zoned for rural use north and east of Sprague River. Notification was sent out to interested agencies and adjacent property owners and **NO NEGATIVE RESPONSE** was 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; and 2. Additional Conditions, Exhibit c.

**DISPOSITION:** APPROVED this 19 day of JUNE, 1998

  
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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.

96 JUN 29 P1:36

## BEFORE THE HEARINGS OFFICER OF KLAMATH COUNTY, OREGON

In the Matter of the Application by:  
ANGELA CAMPBELL

) ORDER  
) CASE NUMBER 35-98  
)

## ORDER

Therefore, it is hereby ordered that the applicants request to develop a 1973 doublewide Mobilehome is approved subject to the following conditions:

- a. The septic system will be completed, approved and operational by Environmental Health Services Division and Building department before the home is occupied
- b. That the applicant complies fully with fire safety and other siting standards of the Land Use Code as set out in Article 69 of the LDC.
- c. That the applicant receive approval for and develop an on-site well or other source of water consistent with LDC 55.06(C)(4).
- d. The applicant will either develop, landscape and move into the site or remove the mobilehome within 6 months of the date of this order.
- e. The applicant is forbidden to occupy the location until the dwelling is approved for occupancy by the County Building Department and all conditions of this order have been met.
- f. When the applicants decide to move or upgrade the mobilehome the 1973 structure shall be removed from the premises.

Dated this 16<sup>th</sup> day of April, 1998

Joan-Marie Michelsen  
Hearings Officer

## NOTICE OF APPEAL RIGHTS

Your are hereby notified this application may be appealed to the Klamath County Board of Commissioners by filing with the Klamath County Planning Department a Notice of Appeal as set out in Section 33.004 of the Klamath County Land Development Code together with the fee required within SEVEN DAYS (7) following the mailing date of this order.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of KLAMATH COUNTY the 29TH day  
of JUNE A.D., 19 98 at 1:36 o'clock P. M., and duly recorded in Vol. M98,  
of DEEDS on Page 22777.

FEE \$NONE

By Bernetha G. Letsch, County Clerk  
Kathleen Rose