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Volume 8 Page 32979

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

APPLICATION NO./REVIEW DATE: CUP 70-98

H.O. Hearing: 9-4-98

APPLICANT/REPRESENTATIVE: Thomas BROKENSIRE
3611 Hwy 97N #86
Klamath Falls, OR 97601

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

LOCATION: Red Squirrel Ln., east of Mina Bird, 9652 Parakeet

LEGAL DESCRIPTION: Lot 1, Blk 26, KFFE #3

ACCESS: existing roadnet

ZONE/PLAN: R-1/Rural

UTILITIES:

EXHIBITS:

WATER: Well

FIRE: KCFD #5

a. Site Plan

ELECTRIC: Midstate

SEWER: Septic

b. EHS memo

c. Additional Conditions

NARRATIVE AND RECOMMENDATION: The applicant wishes to establish a pre'76 mobilehome on property zoned for rural use on Bly Mtn... 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 6 day of SEPTEMBER, 1998

Joan-Marie Michelson, 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.

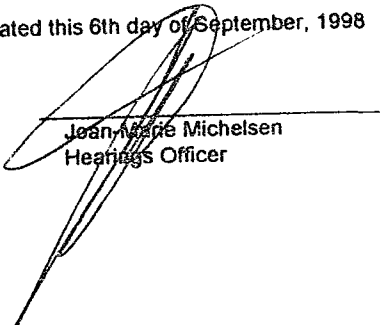
BEFORE THE HEARINGS OFFICER OF KLAMATH COUNTY, OREGON

FURTHER ORDER

Therefore, it is hereby ordered that the applicant THOMAS BROKENSHIRE'S request to develop a pre-1976 Mobilehome is approved subject to the following conditions:

- a. That approval is obtained for on-site sewage disposal and that the applicant provides proof of clearance from the Environmental Health Services Division and Building department within two (2) years following the date of this order, or obtain an extension of time, or this approval will be void.
- 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 is forbidden to occupy the location until the manufactured dwelling is approved for occupancy by the County Building Department.
- e. That the applicant completely landscape the area immediately surrounding the trailer in such a way as to minimize the visual impact of the structure within one year. This landscaping is to include at least 5 shrubs near adjacent to the house and at least 5 trees.
- f. That the trailer be installed pursuant to LDC 84.101(A) except that the skirting shall match the trailer in type and color and shall fully skirt the trailer.

Dated this 6th day of September, 1998


Joan Marie Michelsen
Hearings Officer

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 8th day
of Sept A.D., 19 98 at 11:18 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 32979

Bernetha G. Letsch, County Clerk

FEE none Ret: Commissioners Journal

By 