

73704

99 JAN 28 PM 48

Vol. 1149 Page 3160

CONDITIONAL USE PERMIT

HEARINGS OFFICER REVIEW/DISPOSITION

APPLICATION NO./REVIEW DATE: CUP 107-98

H.O. Hearing 1-8-99

APPLICANT/REPRESENTATIVE: Arlene RICOLO

P.O. Box 310

Chiloquin, OR, OR 97624

CUP to establish pre '76 mobilehome (74 doublewide) on property zoned R-1 as conditionally permitted per LDC section 51.330 K.

LOCATION: Laura Lane, Klamath County

LEGAL DESCRIPTION: Lot 3, Blk 3, Klamath County

ACCESS: existing roadnet

ZONE/PLAN: R-1/Rural

UTILITIES:

EXHIBITS:

WATER: Well

FIRE: SERVED

a. Site Plan

c. Additional Conds.

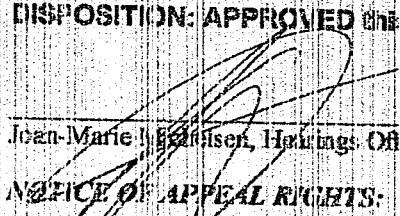
ELECTRIC: Pacific

SEWER: Septic

b. EHS memo

NARRATIVE AND RECOMMENDATION: The applicant wishes to *lawfully establish* a pre-'76 mobilehome on property zoned for rural use north 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 25 day of JANUARY, 1999

 Jean-Marie H. Hansen, 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 making of this decision.

BEFORE THE HEARINGS OFFICER OF KLAMATH COUNTY, OREGON

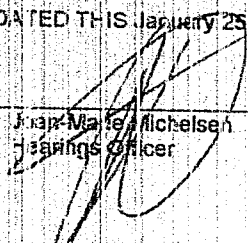
In the Matter of the application by
ARLEINE RECORDORDER
CASE NUMBER 107-98

ORDER

Therefore, it is hereby ordered that the applicants request to develop a pre-1976 Mobilehome is approved subject to the following conditions:

- 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.
- 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.
- That the applicant receive approval for and develop an on-site well or other source of water consistent with LDC 55.06 (C)(4).
- That applicant is directed to build a deck on the front of the home after it is installed to code and to landscape around it within 14 months of installation.
- The applicant is forbidden to occupy the location until the manufactured dwelling is approved for occupancy by the County Building Department and all conditions of this order have been met.
- That all required building and placement permits or an extension of time be obtained within two (2) years following the date of this order or this approval will be void.

DATED THIS January 25, 1999


 Juan-Mateo 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 fees required within SEVEN DAYS (7) following the mailing date of this order.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Klamath County the 28th day
 of January, A.D. 1999 at 11:48 o'clock A.M. and duly recorded in Vol. 1999
 of Deeds on Page 3161
 Return: Commissioners Journal
 by Linda Smith, County Clerk
 FEE No Fee