

Grant County Planning Department

Zoning Permit # ZP-05-42

NAME: Charlene Horton ADDRESS: 49175 Hwy 26

CITY: Mt Vernon STATE: Oregon ZIP: 97865

This Permit is issued for: placement of a Non-Farm Dwelling.

On tax lot 1000 located at T 13 S, R 28 E, Section 8, W.M. in Grant County, Oregon

It is zoned EFU and contains 23 acres. ADMINISTRATIVE REVIEW #: AR2-05-12

Specific conditions of this permit:

- ❖ Setbacks of 30 feet front, 30 feet sides and 30 feet rear must be maintained from structures to property lines. Maximum height 35 feet.
- ❖ No structures shall be located closer than 100 feet to the banks of any Class 1 or Class 2 water courses as defined by the Oregon Department of Fish and Wildlife.
- ❖ Adequate access and turn-around for fire-fighting vehicles shall be provided to within 50 feet of all habitable structures including Manufactured dwellings and other significant buildings, and shall terminate in an approved cul-de-sac, clear area, or other turnaround arrangement. Minimum surface width shall be 12 feet and all gates a minimum of 14 feet wide. Unsurfaced driveways shall not exceed a grade of 12%, and all culverts or crossing structures shall have a design load of a minimum of 50,000 pounds.
- ❖ Manufactured/Mobile Homes shall be a minimum of 14 feet wide and contain a minimum of 660 square feet. The manufactured/mobile home shall have been manufactured after June 15, 1976, and bear the Oregon Department of Commerce "Insignia of Compliance."

Permit holder agrees to abide by the requirements of the Grant County Comprehensive Plan and the Grant County Land Development Code as they apply to this permit. Acceptance of this permit implies acceptance of all the terms and conditions of the Land Development Code. This permit is valid for four years from this date.

Department Signature: _____ Title: Planning Director Date: September 20, 2005