

136407

Return Address: Michael and Stephanie Bailie
P.O. Box 1239
Haiku, HI 96708

BOOK 193 PAGE 661

FILED IN RECORDS
SKAMANIA COUNTY WASH
BY Michael Bailie

SEP 28 10 39 AM '99

Amoser
AUDITOR
GARY W. OLSON

**Skamania County
Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9158 FAX 509 427-4839

Director's Decision

of records
Indexed ☒
Filed ☒
Filed ☒
Filed ☒
Filed ☒

APPLICANT: Michael and Stephanie Bailie

FILE NO.: NSA-98-77

PROJECT: Retroactive request to convert an existing garage into a residence.

LOCATION: 241 Cooper Avenue just south of Cook-Underwood Road in Underwood; Section 23 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-23-22-100. *See Page 5 for Legal Description*

ZONING: General Management Area, Residential (R-1)

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Michael and Stephanie Bailie, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

Although the proposed development is approved, it may not be buildable due to inadequate soils for septic and/or lack of potable water. These issues are under the jurisdiction of Skamania County's Building Department and the Washington State Health District.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

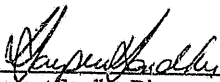
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CONDITIONS OF APPROVAL:

The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.050(C)(2).

- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) No new fencing shall be allowed until such time as it is applied for and approved by this Department.
- 3) Existing tree cover shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced with trees of the same species in the same location.
- 4) The following procedures shall be effected when cultural resources are discovered during construction activities:
 - a) Halt Construction. All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.
 - b) Notification. The project applicant shall notify the Planning Department and the Gorge Commission within 24 hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within 24 hours.
 - c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 26th day of February, 1999, at Stevenson, Washington.


Harpreet Sandhu, Director
Skamania County Planning and Community Development.

NOTES

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Any new residential development, related accessory structures such as garages or workshops, and additions or alterations not included in this approved site plan, will require a new application and review.

As per SCC §22.06.050(C)(2), the Director's Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), the decision of the Director approving a proposed development action shall become void in two years if the development is not commenced within that period, or when the development action is discontinued for any reason for one continuous year or more.

APPEALS

The decision of the Director shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648, on or before 3-19-99. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

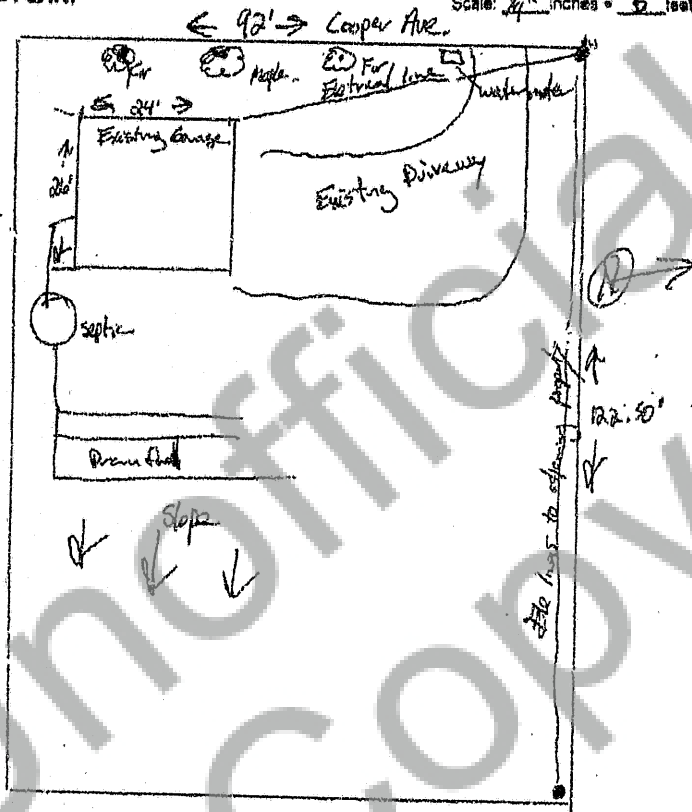
Skamania County Building Department
Skamania County Assessor's Office

A copy of this Decision, including the Staff Report, was sent to the following:

Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

SITE PLAN:

Scale: $\frac{1}{4}$ " inches = 5 feet



Additional pages must have 1" margins

Site plan must be completed in ink.



First American Title
Insurance Company

THIS SPACE PROVIDED FOR RECORDER'S USE:
BOOK 163 PAGE 358

Filed for Record at Request of

Name _____

Address _____

City and State _____

Statutory Warranty Deed

THE GRANTORS, JAMES R. SCHWINGE and HELEN J. CUFFEL, as tenants in common,
for and in consideration of TEN DOLLARS and other good and valuable consideration
in hand paid, conveys and warrants to MICHAEL P. BAILIE and STEPHANIE BAILIE, husband and wife,
the following described real estate, situated in the County of Klickitat, State of Washington
Lots 1, 2, ~~3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100~~ in Block 2, HAMILTON'S SECOND ADDITION TO UNDERWOOD, according to the
Plat thereof, recorded in Book "A", Page 51, Skamania County Plat Rec'ds.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated May 15, 1990, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, in arrest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on May 23, 1990, Dated May 15, 1990.

Rec. No. 13572-13709

JAMES R. SCHWINGE

REAL ESTATE EXCISE TAX

HELEN J. CUFFEL

N/A

MAR 14 1991

PAID SEE EXCISE # 13572 DTD

5.23.91

SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON

COUNTY OF Klickitat

On this day personally appeared before me

JAMES R. SCHWINGE

STATE OF WASHINGTON)

County of Pacific)

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND official seal this

15th day of May 1990

I certify that I know or have satisfactory evidence that HELEN J. CUFFEL, signed this instrument, and acknowledged it to be her free and voluntary act for the uses and purposes therein mentioned in the instrument.

Dated: 5/15

100