

Return Address: Steve Berntsen
P.O. Box 646
Cosmopolis, WA 98537

FILED IN RECORD
SKAMANIA COUNTY WASH
BY Steve Berntsen.

OCT 6 4 36 PM '99

Olson
AUDITOR
GARY M. OLSON

427 5138

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-4839

Director's Decision

Reviewed
Approved
Disputed
Filed
Waived

APPLICANT: Steve Berntsen
FILE NO.: NSA-99-36
PROJECT: Addition to existing house and construction of an accessory building
LOCATION: 251 Circle Drive off of Cooper Avenue in Underwood; Section 22 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-22-14-1200.
See complete legal description on Page 5. 403
ZONING: General Management Area, Residential (R-1)
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Steve Berntsen, 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.

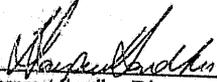
Skamania County Planning and Community Development
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CONDITIONS OF APPROVAL:

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) The proposed development shall be set back 45' from the centerline of a public or private road or 15' from the front lot line whichever is greater, 5' from the side yard lot line and 15' from the rear yard lot line.
- 3) All new fencing shall be prohibited until such time that it is applied for and approved by the Planning Department.
- 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 3rd day of September, 1999, at Stevenson, Washington.



Harpreet Sandhu, Director
Skamania County Planning and Community Development.

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NOTES

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 9/23/99. Notice of Appeal forms are available at the Department Office.

WARNING

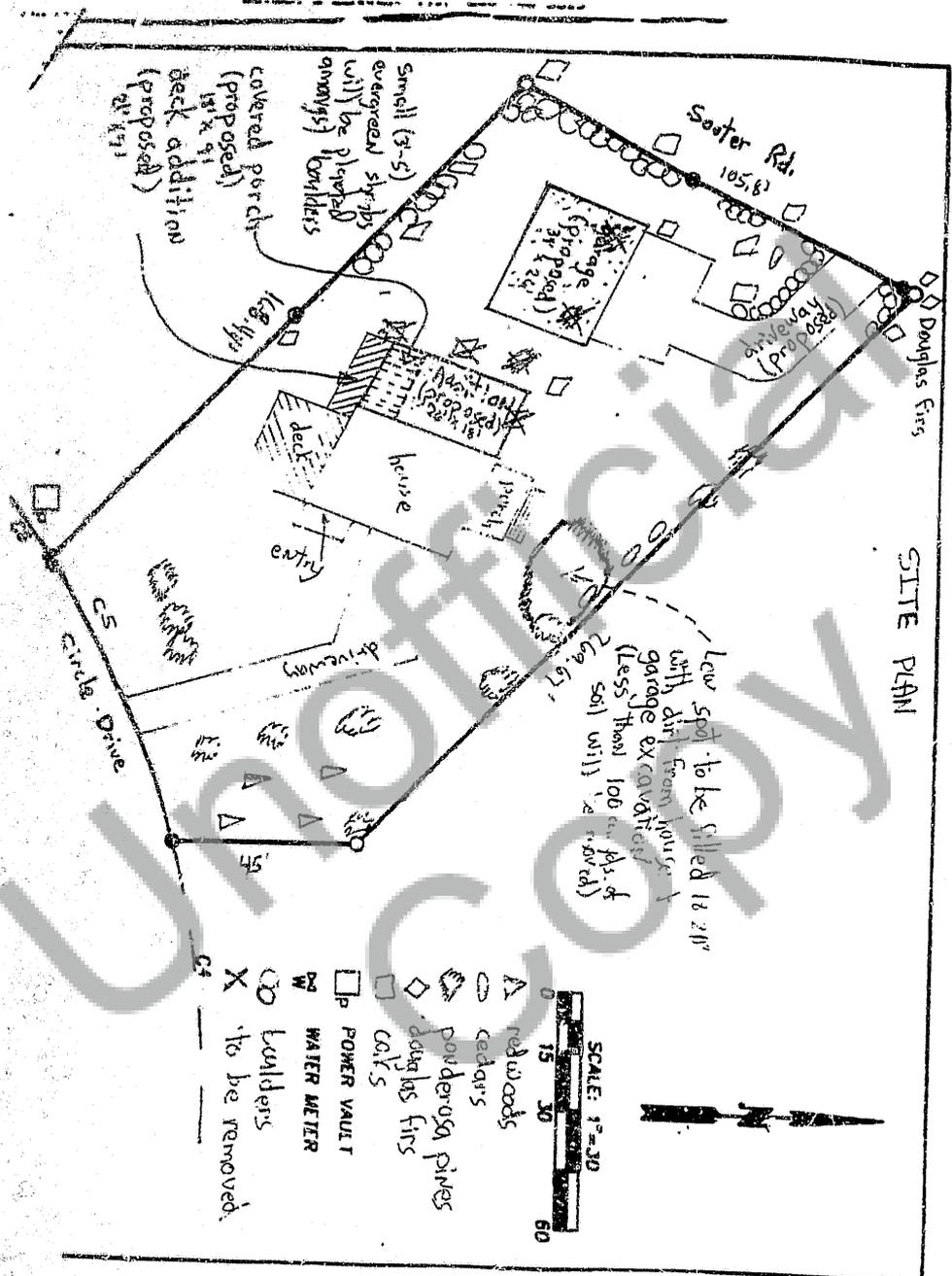
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Director's Decision or any amendments thereto.

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

130808

BOOK 174 PAGE 350

FILED FOR RECORD AT REQUEST OF,
WHEN RECORDED RETURN TO:
REHBERG & ALBERTSON, P.S.
2800 S 192ND ST, STE 104
SEATTLE WA 98188 5164

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Rehberg & Albertson*
MAR 12 4 29 PM '98
G. Olsson
CLERK
GARY H. OLSON

QUIT CLAIM DEED

REAL ESTATE EXCISE TAX
19375

Grantor(s):

1. Bernsten, Steven G.
2. Bernsten, Sandra G.

MAR 12 1998

PAID *Example*

W
SKAMANIA COUNTY TREASURER

Grantee(s):

1. Steven G. Bernsten and Sandra G. Bernsten, Trustees of the S. G. Bernsten Trust, and successors

Legal Description:

1. Lot 5, Sooter Tracts

Gary H. Martin, Skamania County Assessor

Date *3/11/98* Parcel # *210-22-1-4-1200*

Assessor's Property Tax Parcel Account Number(s): 03 10 22 14 1200 00

1/4	✓
1/2	✓
3/4	✓
Entire	✓
Other	✓

GRANTORS, STEVEN G. BERNTSEN and SANDRA G. BERNTSEN, husband and wife, for and in consideration of One Dollar (\$1.00) and other valuable consideration, convey and quit claim to STEVEN G. BERNTSEN AND SANDRA G. BERNTSEN, TRUSTEES OF THE S. G. BERNTSEN TRUST, AND SUCCESSORS, the following described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of the Grantors therein:

Lot 5, Sooter Tracts, according to the official Plat the roof, on file and of record at Page 138, of Book "A" of Plats, in the County of Skamania, State of Washington.

SUBJECT TO any rights, restrictions, reservations, easements, conditions, and covenants of record.