



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

Skamania County Courthouse Annex
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FILED FOR RECORD
SKAMANIA CO. WASH
BY *Clara Smyser*

Nov 15 1 15 PM '96

P. Johnson
AUDITOR
GARY H. OLSON

126711

Director's Decision

BOOK 160 PAGE 822

APPLICANT: Paul and Clara Smyser

FILE NO.: NSA-96-39

PROJECT: Divide an approximate 72.67 acres into three lots of 20.3 acres, 20.25 acres, and 20.24 acres, with the remaining acreage of lot #100 to be boundary line adjusted into and become a part of Tax Lot No. 1-5-7-101.

LOCATION: 2461 Belle Center Road, Washougal
Section 7 of T1N, R5E, W.M., and identified as Skamania County Tax Lot No. 1-5-7-100 and 101.

ZONING: General Management Area, Small-scale Agriculture (20)

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

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

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) Prior to recording the boundary line adjustment, the applicant shall submit a deed to the Department for approval, which includes the following:
 - a) Conveyances shall be titled "Boundary Line Adjustment".

Checked	✓
Reviewed, OK	✓
Approved	✓
Filed	
Dated	

- b) Conveyances shall state that the parcel being conveyed shall become a part of the parcel it is being added to.
 - c) The conveyance shall include an adequate legal description, describing the perimeter of the boundary line adjustment.
 - d) The conveyance shall contain language similar to the following: "This description constitutes a boundary line adjustment between the adjoining property of the grantor and grantee herein and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The herein described property cannot be segregated and sold without first conforming to the State of Washington and Skamania County subdivision laws."
- 3) Each newly created lot shall consist of at least 20 acres.
- 4) No building structure or land shall be used, and no building or structure shall be hereafter erected, altered or enlarged, on the lands lying within this land division, except as allowed by the Columbia River Gorge National Scenic Area Ordinance. No land disturbing activities shall occur on the lands contained within this land division without prior review and approval by the Skamania County Department of Planning and Community Development.

Dated and Signed this 15th day of October, 1996, at Stevenson, Washington.


Harpreet Sandhu, Director
Skamania County Planning and Community Development.

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.