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BOOK 161 PAGE 697
FILED FOR RECORD
SKAMANIA CO, WASH
BY *Ronald Rude*

JAN 3 2 51 PM '97
P. Lawry
AUDITOR
GARY H. OLSON

RETURN ADDRESS:

RONALD D Rude
161 Mabee Mimes Rd
Washougal WASH 98671

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. *Director's Decision*
- 2.
- 3.
- 4.

GRANTOR(S) (Last name, first, then first name and initials)

1. *RONALD D Rude*
- 2.
- 3.
- 4.

☐ Additional Names on page _____ of document.

GRANTEE(S) (Last name, first, then first name and initials)

1. *SKA Co PLANNING*
- 2.
- 3.
- 4.

☐ Additional Names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

1-5-3-3-300

☐ Additional Names on page _____ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

☐ Additional Names on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

☒ Property Tax Parcel ID is not yet assigned.

☐ Additional Names on page _____ of document.

1-5-3-3-300

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

Indexed ☒
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Sealed ☒



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

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Director's Decision

APPLICANT: Kris Leonard for Ronald Reude

FILE NO.: NSA-96-73

PROJECT: Application to reinstate prior County decision for NSA-94-32, an approval of a single-family residence.

LOCATION: 632 Salmon Falls Road, Washougal
Section 3, T1N, R5E W.M., Tax Lot No. 1-5-3-3-300

ZONING: General Management Area Residential 10 zone

DECISION: Based upon the entire record before the Director, including particularly that document entitled Director's Decision: for the Skamania County Department of Planning and Community Development, File No. NSA-94-32, the application by Kris Leonard for Ronald Reude, 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.

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).

Skamania County adopts the Director's Decision and Staff Report in regards to the same project on August 10, 1994 (File No. NSA-94-32), with some changes. The main changes were made to conditions 1 and 2. As previously stated, these two conditions would prohibit forest practices, which is an allowed outright use in the General Management Area. The conditions for NSA-96-73 are as follows (deletions are struck out, additions are italicized):

Skamania County Planning and Community Development
File: NSA-96-73 (Leonard/Reude) Director's Decision
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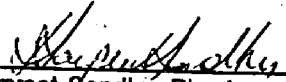
- 1) ~~Existing tree cover shall be retained except as necessary for site development and safety. Prior to any tree removal performed in conjunction with site preparation, the applicants shall tag the trees they wish to remove. No tree removal shall occur prior to approval by the Director. Approval by the Director, if appropriate, shall be granted by letter after on-site evaluation for consistency with Chapter 22.10 SCC. All existing trees within 200 feet of the house, except that which is necessary for site development, shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced in kind and in place.~~
- 2) ~~Existing trees which remain after site preparation and approval by the Director pursuant to Condition 1 above shall be retained, and shall be replaced in place and kind in the event that they fall or otherwise die. A final site plan shall be submitted to the Department prior to issuance of an occupancy permit. The site plan shall clearly show each screening tree retained and its kind.~~
- 3) All exterior surfaces of the home and garage and their roofs shall be non-reflective and of dark earthtones. *The applicant shall submit color samples to the Planning Department prior to issuance of a building permit.*
- 4) Exterior lighting, if any, shall be sited, limited in intensity, shielded or hooded in a manner that prevents lights from being highly visible from key viewing areas and from noticeably contrasting with the surrounding landscape setting, except for road lighting necessary for safety purposes.
- 5) 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.
- 6) *All development shall be consistent with the enclosed site plan, unless modified by the above conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.*

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Dated and Signed this 24th day of September, 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.

APPEALS

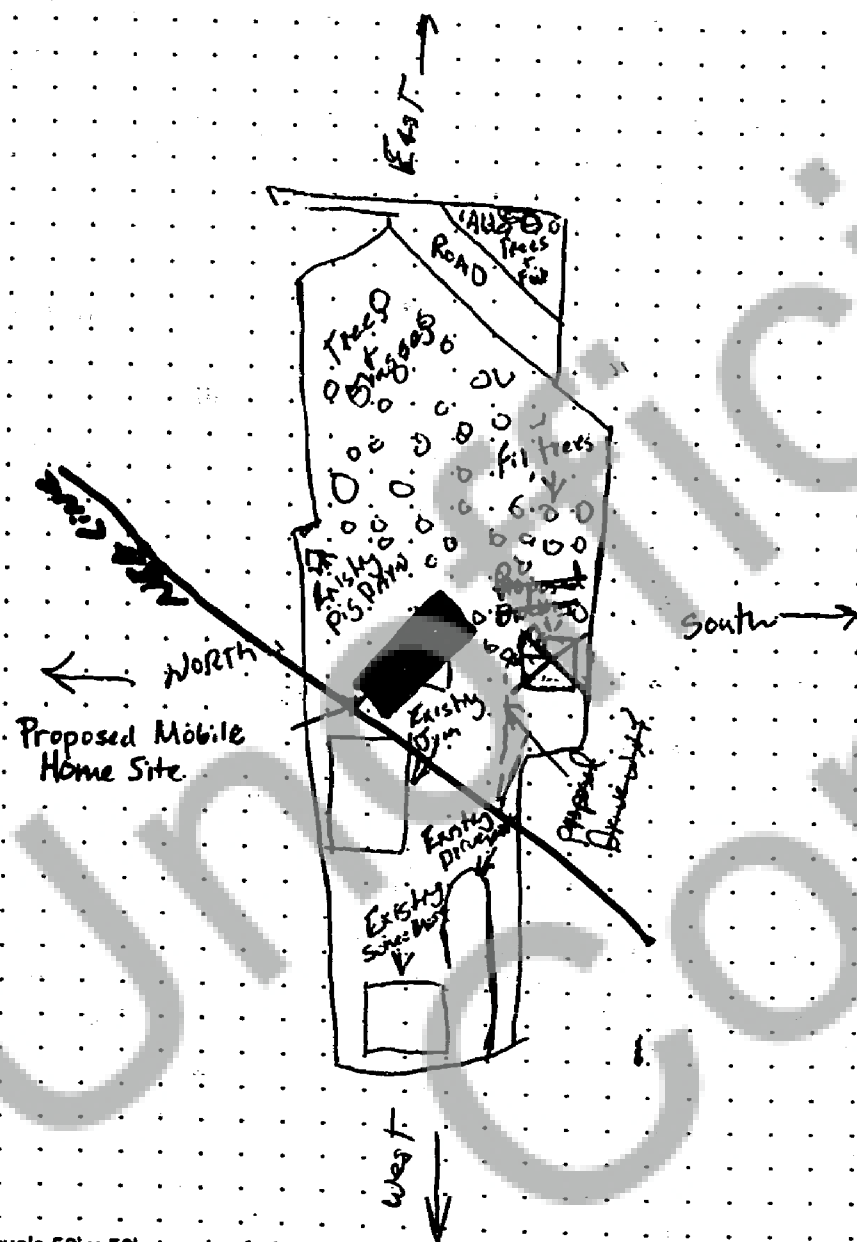
The decision of the Director shall be final unless a written Notice of Appeal is filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

Adjacent Property Owners w/500 feet of the subject property
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
Columbia River Gorge Commission
U.S. Forest Service - NSA Office



Each grid equals 50' x 50' at scale of 1" = 200'.

NORTH