

127307

BOOK 162 PAGE 506

FILED
SEALED
By Fred Sheppard

Feb 10 1 21 PM '97

O'Donoghue
GARY H. OLSON

RETURN ADDRESS:

Fred Sheppard
9601 NE 61th St
Vancouver, WA 98662

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. Sheppard, Fred and Carole
- 2.
- 3.
- 4.

☐ Additional Names on page _____ of document.

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

1. Skamania County
- 2.
- 3.
- 4.

☐ Additional Names on page _____ of document.

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

NE4 SW4 Section 4 T1N R5E Lot 2 of the Prosch Short plat

☐ Complete legal on page _____ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

☐ Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

01-05-06-4-0-0713-00

☐ Property Tax Parcel ID is not yet assigned.☐ Additional parcel #'s on page _____ of document.

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.

SEARCHED
SERIALIZED
INDEXED
FILED



Skamania County
Department of Planning and
Community Development

BOOK 162 PAGE 507

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

Director's Decision

APPLICANT: Fred & Carole Sheppard

FILE NO.: NSA-96-53

PROJECT: Construct a 1700 square foot manufactured home with deck and carport, an 8' x 10' shed, and a driveway.

LOCATION: 152 Ward Road, in Section 6 of T1N, R5E, W.M., and identified as Skamania County Tax Lot #1-5-6-4-713.

ZONING: General Management Area, Residential (R-5)

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Fred and Carole Sheppard, 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).

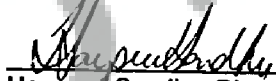
- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) Structures shall be setback five feet from the side lot lines, fifteen feet from the rear lot line

Skamania County Planning and Community Development
File: NSA-96-53 (Sheppard) Director's Decision
Page 2

and fifteen feet from the front lot line or forty-five feet from the centerline of private or public road, whichever is greater.

- 3) Existing tree cover shall be retained as much as possible, except as is necessary for site development, safety purposes or as part of forest management practices.
- 4) All structures, roads and associated development, such as septic, shall be constructed no closer than 100 feet from the average high water mark of the pond.
- 5) All structures, roads and associated development, such as septic, shall be constructed no closer than 100 feet from the average high water mark of the stream.
- 6) Water resource buffers shall be retained in their natural condition. Where buffer disturbance occurs during project development, revegetation with native vegetation shall be required and shall provide and maintain habitat diversity beneficial to the fish, wildlife and native plants.
- 7) 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 10th day of February, 1997, 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.

BOOK 162 PAGE 509

Skamania County Planning and Community Development
File: NSA-96-53 (Sheppard) Director's Decision
Page 3

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:

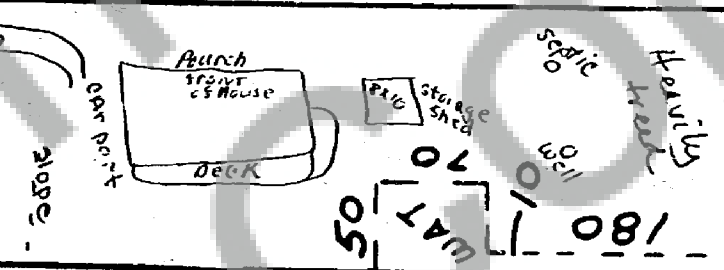
Agencies requesting notice
Skamania County Building Department
Skamania County Assessor's Office

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
Board of County Commissioners

<nca-she1.dd>

	165.63	165.63	165.63	165.63	165.63	165.63
33	165.63	165.63	165.63	165.63	165.63	165.63
WARD ROAD						
331.26	165.62	165.62	165.62	165.62	165.62	165.62
104	170	180	165.52	165.48	165.48	165.48
325.87	170	180	165.52	165.48	165.48	165.48
2	1	2	2	2	2	2



R.

BOOK 162 PAGE 510
700

712

714

705

635.16
635.16

528

725
165.48

178.83