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SKAM
BY *Kenneth Claxton*

FEB 21 2 43 PM '97

O'Leary
AUDITOR
GARY H. OLSON

RETURN ADDRESS:

Kenneth and Debbie Claxton
412 Skamania Landing Rd
Skamania, WA 98648

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. Claxton, Kenneth and Debbie
- 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)

NE 4 SE 4 Section 34 T2N R6E

☐ 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

02-06-34-1-4-5800-00

☐ 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.

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

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

Director's Decision

APPLICANT: Kenneth and Debbie Claxton
FILE NO.: NSA-96-36
PROJECT: construction of a 4.5' x 32' cover over an existing patio
LOCATION: 412 Skamania Landing Road, in Skamania
Section 34 of T2N, R6E, W.M., and identified as Skamania County Tax Lot No. 2-6-34-14-5800
ZONING: General Management Area, Residential (R-1)
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Kenneth and Debbie Claxton, 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:

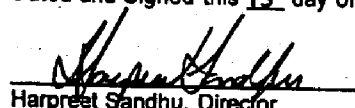
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors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

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Skamania County Planning and Community Development
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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.

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:

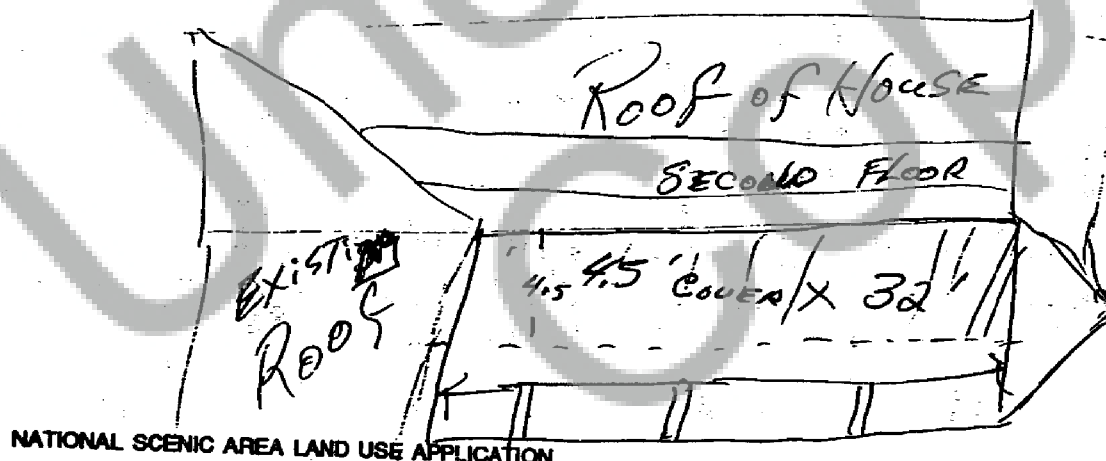
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office

Site plan: A plan drawn in black ink must be included with the application. The map should be drawn to a scale large enough to allow determination of the location and extent of the proposed use or development for evaluation. If the parcel is very large, you may show on the portion of the parcel affected by the proposed use. Be sure, however, to show enough of the parcel or some adjacent features, such as roads, so that the planners can orient themselves on your map. A small vicinity map showing the subject parcel and surrounding parcels may help.

The map shall include the following elements:

- north arrow.
- map scale
- boundaries, dimensions and size of the subject parcel.
- significant terrain features or landforms.
- groupings and species of trees or other vegetation on the parcel.
- location and species of vegetation that would be removed or plants.
- bodies of water and watercourses.
- location and width of existing and proposed roads, driveways and trails.
- location and size of existing and proposed structures.
- location of existing and proposed services, including wells or other water supplies, sewage disposal systems, power and telephone poles and lines, and outdoor lighting.
- location and depth of all proposed grading and ditching.
- any additional information which the applicant feels will assist in evaluating the proposal, including, but not limited to, maps, drawings and development plans.

Use attached sheet for site plan drawing.



NATIONAL SCENIC AREA LAND USE APPLICATION