

127448

BOOK 162 PAGE 957

FILED  
SKP  
BY Sandra Bacus

FEB 26 3 31 PM '97

J. Olson  
GARY H. OLSON

RETURN ADDRESS:

JOSEPH BACUS  
91 SPRAGUE LANDING  
STEVENSON, WA 98648

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. DIRECTOR'S DECISION
2. NSA - 95-13
- 3.
- 4.

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

1. JOSEPH + SANDRA BACUS
2. DAVID PROSSER
- 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)

T3N, R3E W.M., SECTION 29

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

3-8-29-2003

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.

INDEXED ✓  
FILED ✓  
FEB 26 1997  
CLERK



**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

Susan K. Lounie  
Director

Harpreet Sandhu  
Long-Range Planner

Mark J. Mazeski  
Senior Current Planner

Wayne A. Nelsen  
Associate Current Planner

Kathy Pearson  
Staff Assistant

Director's Decision

**APPLICANT:** David Prosser

**FILE NO.:** NSA-95-13

**PROJECT:** Construction of a three-car garage.

**LOCATION:** Sprague Landing Road, in Section 29 of T3N, R8E, W.M., and identified as Skamania County Tax Lot #3-8-29-2003.

**ZONING:** Residential (R-10).

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by David Prosser to construct a garage, 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 the request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

**CONDITIONS OF APPROVAL:**

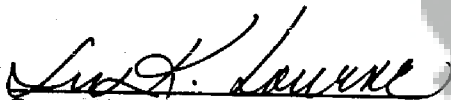
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.050(C)(2).

1. All trees providing screening for the garage shall be retained and maintained in a healthy condition.
2. The garage is to be finished as dark or darker than the color that the existing home is currently stained.
3. The following procedures shall be effected when cultural resources are discovered during construction activities.

Skamania County Planning and Community Development  
File: NSA-95-13 (Prosser) Director's Decision  
Page 2

- 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 <sup>yn</sup> 32 day of March, 1995, at Stevenson, Washington.



Susan K. Lorne, 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 the 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.