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AUDITOR
GARY M. OLSON

BOOK 163 PAGE 934

RETURN ADDRESS:

Timothy & Lisa Young
172 Beverly Road
Washougal, WA 98671

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. *Directors Decision NSA 95-81*
- 2.
- 3.
- 4.

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

1. *Timothy & Lisa Young*
- 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)
Section 11, Township 1 North, Range 5 East W.M.

☐ 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

1-5-11-2-203

☐ 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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APR 2 1997
SKAMANIA COUNTY
WA
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AUDITOR



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

Skamania County Courthouse Annex
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Saverson, Washington 98648
509 427-9458 FAX: 509 427-4839

Susan K. L'Orange
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: Timothy and Lisa Young

FILE NO.: NSA-95-81

PROJECT: Construct a single-family residence and garage.

LOCATION: The end of Beverly Road, off of Riverside Drive, in Section 11 of T1N, R5E, W.M., and identified as Skamania County Tax Lot #1-5-11-2-303.

ZONING: Residential (R-10).

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Timothy and Lisa Young, 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. The structures shall not exceed a height of 31 feet above finished grade.
2. All existing tree cover, except that which is necessary for construction, shall be retained and maintained in a healthy condition. Prior to issuance of a building permit, the applicant shall mark all trees that are to be removed for construction purposes and arrange an on-site meeting to be conducted by the Department in order to verify proposed tree removal. At said meeting, either the Director or Department staff shall determine which trees, if any, are to be replaced in similar kind and/or any additional screening that may be required.

3. The exterior of all structures, including the roof and trim, shall be dark and either natural or earth-tone colors. Prior to issuance of a building permit, the applicant shall submit color samples to the Department in order to verify consistency with this criterion.
4. At least half of the trees planted for screening shall be coniferous.
5. At least half of the trees planted shall be species native to the setting.
6. Exterior lighting shall be directed downward and sited, hooded and shielded such that it is not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials. No exterior lighting shall be located on the south and west sides of the structure.
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 1st day of October, 1995, at Stevenson, Washington.


Harpreet Sandhu, Director
Skamania County Planning and Community Development.

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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.

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
Naz Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office