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SKAMANIA CO. WASH  
BY *Richard Wagner*

APR 17 10 57 AM '97

*P. Johnson*  
AUDITOR  
GARY M. OLSON

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RETURN ADDRESS:

*Richard Wagner*  
*11920 NW Oakfield Ct.*  
*Portland, OR 97229*

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. *Director's Decision*
2. *NSA - 96-65*
- 3.
- 4.

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

1. *Richard Wagner*
- 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 34, T2N, R6E 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

*2-6-34-14-3900*

☐ 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, OK  
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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:** Richard and Barbara Wagner

**FILE NO.:** NSA-96-65

**PROJECT:** Construction of a single-family residence with an attached garage.

**LOCATION:** Skamania Landing Road, in Skamania, in Section 34 of T2N, R6E, W.M., and identified as Skamania County Tax Lot #2-6-34-AD-3900 and 4001.

**ZONING:** Residential (R-1) within the General Management Area

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Richard and Barbara Wagner, 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.

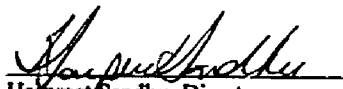
**CONDITIONS OF APPROVAL:**

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) Front yard setback may be reduced to 40' from the centerline of the road. The front yard setback shall not be reduced further unless another variance is granted.
- 3) Side yard setbacks shall be at a minimum 5' from side lot lines. Rear yard setbacks shall be at a minimum 15' from rear yard lot lines.
- 4) 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 17<sup>th</sup> day of April, 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.

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, on or before May 1<sup>st</sup> 1997. Notice of Appeal forms are available at the Department Office.