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SKAMANIA CO. WASH
BY Gary Henderson

JUN 11 3 25 PM '97

P. J. Olson
AUDITOR
GARY M. OLSON

RETURN ADDRESS:

Mark + Petra Hanley
13920 NE 42nd Ave.
Vancouver, WA 98686

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. Mark + Petra Hanley
- 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)

Sec. 26, T2N, R6E, W1M.

☐ Complete legal on page ____ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

NSA-96-32

☐ Additional numbers on page ____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

☐ Property Tax Parcel ID is not yet assigned. 02-06-26C-0500-00

☐ 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

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98643
509 427-9458 FAX 509 427-4339

Director's Decision

APPLICANT: Mark and Petra Hanley

FILE NO.: NSA-96-32

PROJECT: Construction of a 30' x 30' single-family dwelling with garage.

LOCATION: Mile Post 0.5 of Beacon Highlands Road West, in Skamania, in Section 26 of T2N, R6E, W.M., and identified as Skamania County Tax Lot #2-6-26-3-500.

ZONING: General Management Area, Residential (R-10)

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Mark and Petra Hanley, 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 structure shall be finished in non-reflective materials of dark earth-tone colors.
- 3) The structure shall be no taller than 30 feet in height.
- 4) 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.

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- 5) If grading involves more than 100 cubic yards, a grading plan shall be submitted to the Planning Department.
- 6) Except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from key viewing areas shall be retained.
- 7) All conditions to achieve visual subordination shall occur prior to the issuance of an occupancy permit.
- 8) 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 31st 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.

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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

<nsa-hanl.doc>

 Wood

PROPOSED
BUILDING

LARGE FIRE

SMALL
TREE
CLUSTER

GRAVEL ROAD

E-MT

MARK HAWLEY