

133776

Return Address: Ben and Melody Van Horn
862 Orchard Lane
Underwood, WA 98651

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FILED
Melody Van Horn
DEC 22 2 02 PM '98
GARY H. OLSON

**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

Director's Decision

APPLICANT: Ben and Melody Van Horn

FILE NO.: NSA-98-66

PROJECT: Remodel the existing residence including replacement siding, windows, doors and the replacement of existing porches with a wrap around porch.

LOCATION: 862 Orchard Lane off of Cook-Underwood Road in Underwood; Section 15 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-15-201.

ZONING: General Management Area, Small-scale Agriculture (Ag-2)

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Ben and Melody Van Horn, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

Although the proposed development is approved, it may not be buildable due to inadequate soils for septic and/or lack of potable water. These issues are under the jurisdiction of Skamania County's Building Department and the Washington State Health District.

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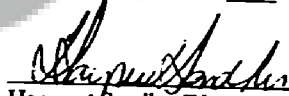
Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

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) At a minimum, front yard setbacks shall be 45 feet from the centerline of a public or private road or 15 feet from the front lot line, whichever is greater. Side yard setbacks shall be 5 feet and rear yard setbacks shall be 15 feet.
- 3) All existing tree cover shall be retained as no trees need to be removed for site development.
- 4) All new fencing shall be prohibited until such time as it is applied for and approved by this Department.
- 5) 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 21st day of December, 1998, 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 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 reversed or modified on appeal. A written Notice of Appeal may be 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 1-11-99. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

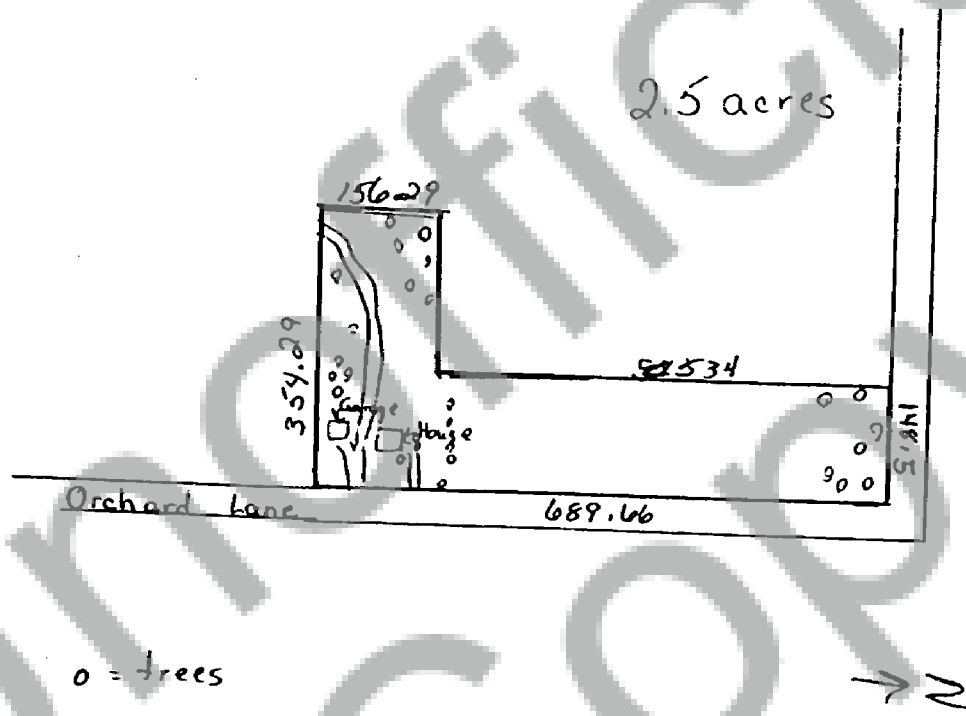
Skamania County Building Department
Skamania County Assessor's Office

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
Board of County Commissioners

SITE PLAN:

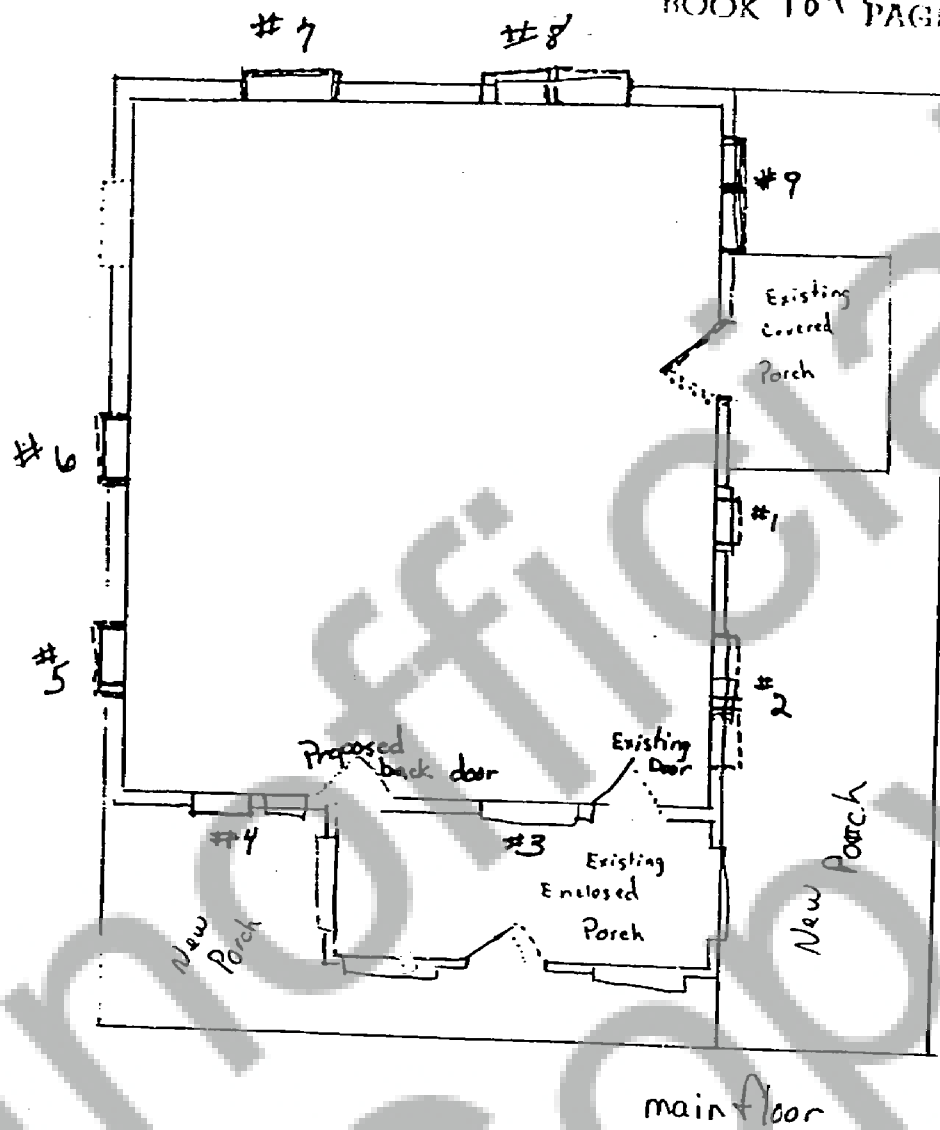
Scale: _____ inches = 100 feet



Additional pages must have 1" margins

Site plan must be completed in ink.

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Window 1	replace 48"x60" with 36"x 60"
Window 2	replace 30"x40" with two 30"x60" side by side
Window 3	replace 46"x40" with two 30"x60" side by side
Window 4	remove and move 30"x60" with 36"x60"
Window 5	remove and move 30"x60" with 36"x36"
Window 6	replace 28"x30" with bathroom window
Window 7	replace 30"x60" with 36"x60"
Window 8	replace 48"x60" with two 30"x60" side by side
Window 9	replace 48"x60" with two 30"x60" side by side
Front door	replace 30" door with 36" door
back door	remove and move to new position