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SKANIA WASH
BY Justin Grams

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J. Olson
AUDITOR

GARY M. OLSON

RETURN ADDRESS:

Richard Grams
3209 G Street
Vancouver, WA 98663

Please Print or Type Information.

<p>Document Title(s) or transactions contained therein:</p> <ol style="list-style-type: none"> 1. Director's Decision NSA 96-79 2. 3. 4.
<p>GRANTOR(S) (Last name, first, then first name and initials)</p> <ol style="list-style-type: none"> 1. Skamania County 2. Richard Grams 3. 4. <p><input type="checkbox"/> Additional Names on page ____ of document.</p>
<p>GRANTEE(S) (Last name, first, then first name and initials)</p> <ol style="list-style-type: none"> 1. Richard Grams 2. Skamania County 3. 4. <p><input type="checkbox"/> Additional Names on page ____ of document.</p>
<p>LEGAL DESCRIPTION (Abbreviated: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)</p> <p>Section 20, T1N, R5E, lot 100</p> <p><input type="checkbox"/> Complete legal on page ____ of document.</p>
<p>REFERENCE NUMBER(S) Of Documents assigned or released:</p> <p><input type="checkbox"/> Additional numbers on page ____ of document.</p>
<p>ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER</p> <p>1-5-20-100</p> <p><input type="checkbox"/> Property Tax Parcel ID is not yet assigned.</p> <p><input type="checkbox"/> Additional parcel #'s on page ____ of document.</p>
<p>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.</p>



**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: Richard Grams
FILE NO.: NSA-96-79
PROJECT: Replace existing storage structure with new garage.
LOCATION: 22962 SR-14, in Section 20 of TIN, R5E, W M., and identified as Skamania County Tax Lot #1-5-20-100
ZONING: Special Management Area, Agriculture/Open Space/Public Recreation
Portion of the property with proposed development is zoned Public Recreation
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by , 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.

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) Building setbacks shall be five feet from side lot lines, fifteen feet from rear lot lines, and fifteen feet from front lot lines or forty-five feet from the centerline of a public or private road, whichever is greater.

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- 3) The proposed development shall be finished in nonreflective materials of dark, earth-tone colors. Prior to issuance of a building permit, applicant shall submit color samples to the Department to verify consistency with the above criterion.
- 4) All 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. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 5) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.
- 6) All development shall achieve visual subordination prior to final approval.
- 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 9th day of May, 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.

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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 29, 1997. Notice of Appeal forms are available at the Department Office.

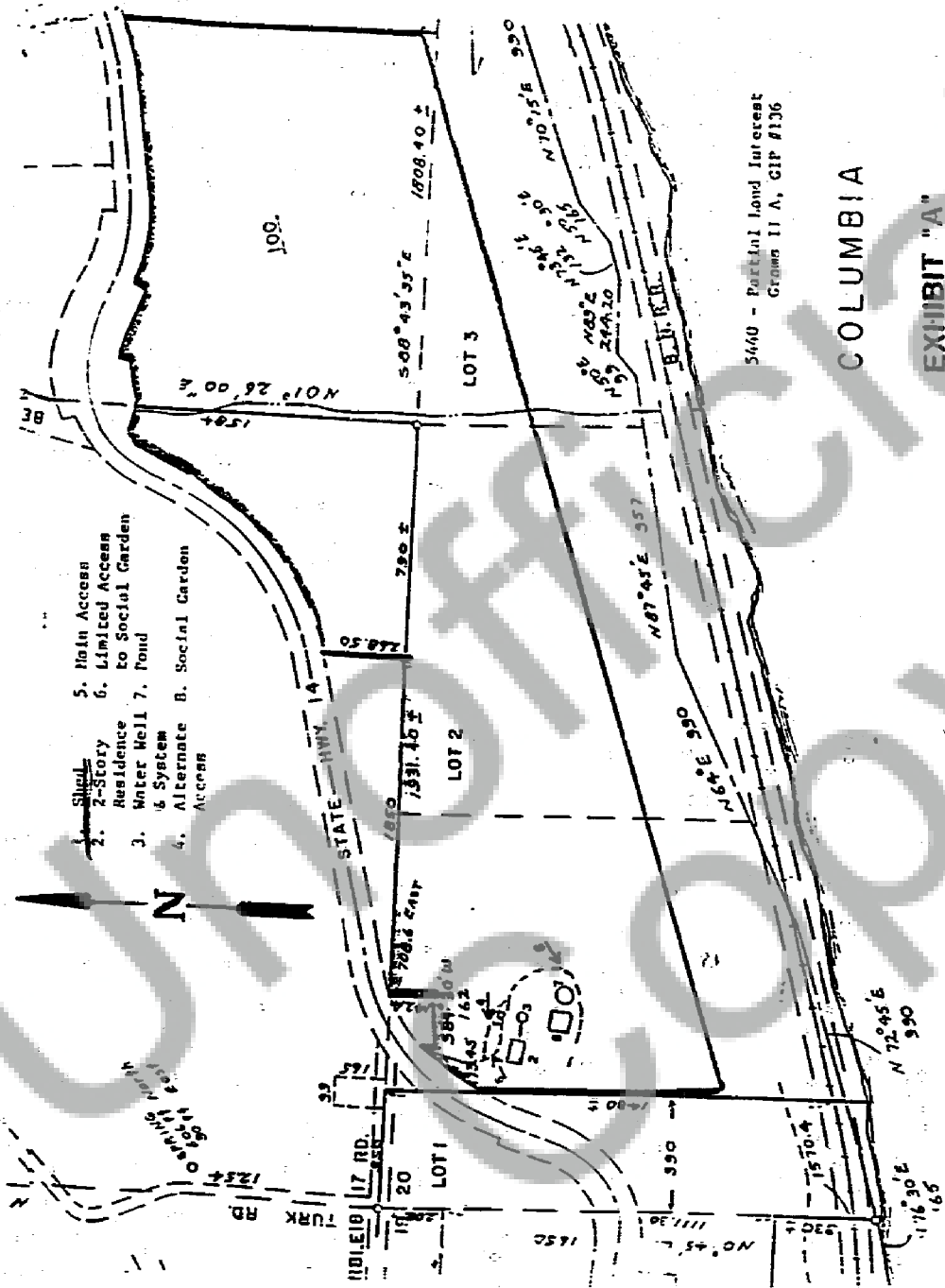
A copy of the Decision was sent to the following:

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
Yakima 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

<nsa-grams.dd>



5460 - Partial Land Interest
Grants II A, GIP #136

COLUMBIA

EXHIBIT "A"