

135278

BOOK 789 PAGE 748

Return Address: Norman and Rosalind Luther
42 Sooter Road
Underwood, WA 98651

FILED FOR RECORD
SKAMANIA COUNTY WASH.
BY *Norman & Rosalind Luther*
MAY 27 10 26 AM '99
G. Laury
AUDITOR
GARY M. 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: Norman and Rosalind Luther

FILE NO.: NSA-99-17

PROJECT: Additions to existing residence

LOCATION: 42 Sooter Road off of Cooper Avenue in Underwood; Section 22 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-22-1900.

ZONING: General Management Area, Residential (R-2)

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

By *G. Laury*
dated *10/26/99*
Auditor
G. Laury
Auditor

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.

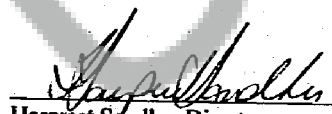
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CONDITIONS OF APPROVAL:

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 proposed development shall be set back 45' from the centerline of a public or private road or 15' from the front lot line whichever is greater, 5' from the side yard lot line and 15' from the rear yard lot line.
- 3) All new fencing shall be prohibited until such time that it is applied for and approved by the Planning Department.
- 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 19th day of May, 1999, at Stevenson, Washington.


Harpreet Sandhu, Director
Skamania County Planning and Community Development.

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.

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 6-9-99. 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:

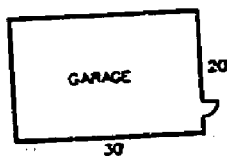
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

SKETCH/AREA TABLE ADDENDUM

Property Address 42 BOOTER ROAD
 City LINDSEYWOOD State VA County SPOTSWOOD Zip Code 22651
 Owner LUTHER
 Lender/PLEASANT HOME MORTGAGE

Existing structure. Addition will consist of two rooms at back of carport, extending that area back 5' 8", along with two rooms and a bathroom on top of carport. Also, new deck above part of patio.

Height of garage $\approx 17'$
 Height of house $\approx 15'$
 Height of carport plus addition over carport $\approx 25' 8"$



Addition 11' 0" x 17' 0" of addition
25' 8" high

SCALE: 1 inch = 17.00 feet

AREA CALCULATIONS SUMMARY

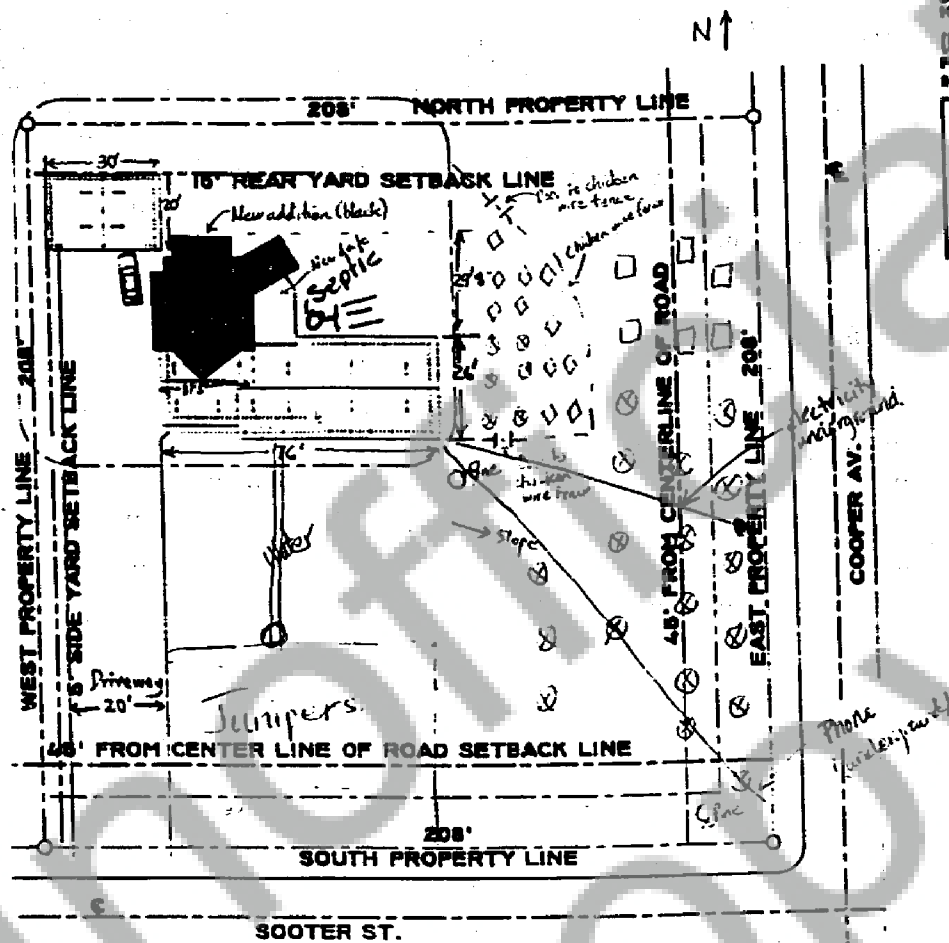
Area	Name of Area	Size	Total
GL1	First Floor	1800.00	1800.00
P/P	Patio	528.00	704.00
P/P	Porch	176.00	
Gar	Garage	608.00	1080.00
TOTAL LIVABLE (rounded)			1800

LIVING AREA CALCULATIONS

Breakdown	Subtotal
76.00 x 28.00	1978.00
-64.00 x 4.00	-176.00
	1800

Scale: Entropy property: $1^\circ = 38.7'$

Circled area (including structures): $1' = 34.7'$



No grading needed

No trees more than 20' tall

- ⊗ Native fir trees
- Douglas fir trees
- ◇ Fruit trees

No trees/vegetation will need to be removed.