

135515

Return Address: Paul Tate
P.O. Box 65
Underwood, WA 98651

BOOK 190 PAGE 637
FILED FOR RECORD
SKAMANIA CO. WASH
BY Taci Connors
JUN 24 1 27 PM '99
GARY H. OLSON
AUDITOR

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: Paul Tate

FILE NO.: NSA-97-40 (Part #1)

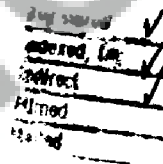
PROJECT: Land division

LOCATION: Off of Cooper Avenue, surrounding Virginia Drive (Lot #2 of the Paul and Jean Tate Short Plat, SP-97-11), in Underwood; Section 22 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-22-11-198.

ZONING: General Management Area, Residential (R-5)

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Paul Tate, 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.

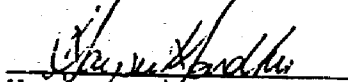
CONDITIONS OF APPROVAL:

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 land divisions 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) No building, structure or land shall be used, and no building or structure shall be hereafter erected, altered or enlarged, on the lands lying within this land division, except as allowed by the Columbia River Gorge National Scenic Area Ordinance. No land disturbing activities shall occur on the lands contained within this land division without prior review and approval by the Skamania County Department of Planning and Community Development. This condition shall be noted on the plat.
- 3) Prior to sale, lease or transfer of ownership of any of the two proposed lots, the applicant shall comply with the County's Short Plat Ordinance, Title 17, Skamania County Code. See the Paul and Jean Tate Short Plat (SP-97-11).
- 4) The centerline of the proposed private road shall maintain a 45 foot setback from the existing home to the north in order to comply with County setback requirements as shown on the attached site plan. See Staff Report (Part #1) for further detail.
- 5) The Wildlife Management Plan and Amended Wildlife Management Plan shall be recorded at the County Auditor's office and be referenced as to book and page on the mylar.
- 6) 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.

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Dated and Signed this 13th day of April, 1999, 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 11-14-99. 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

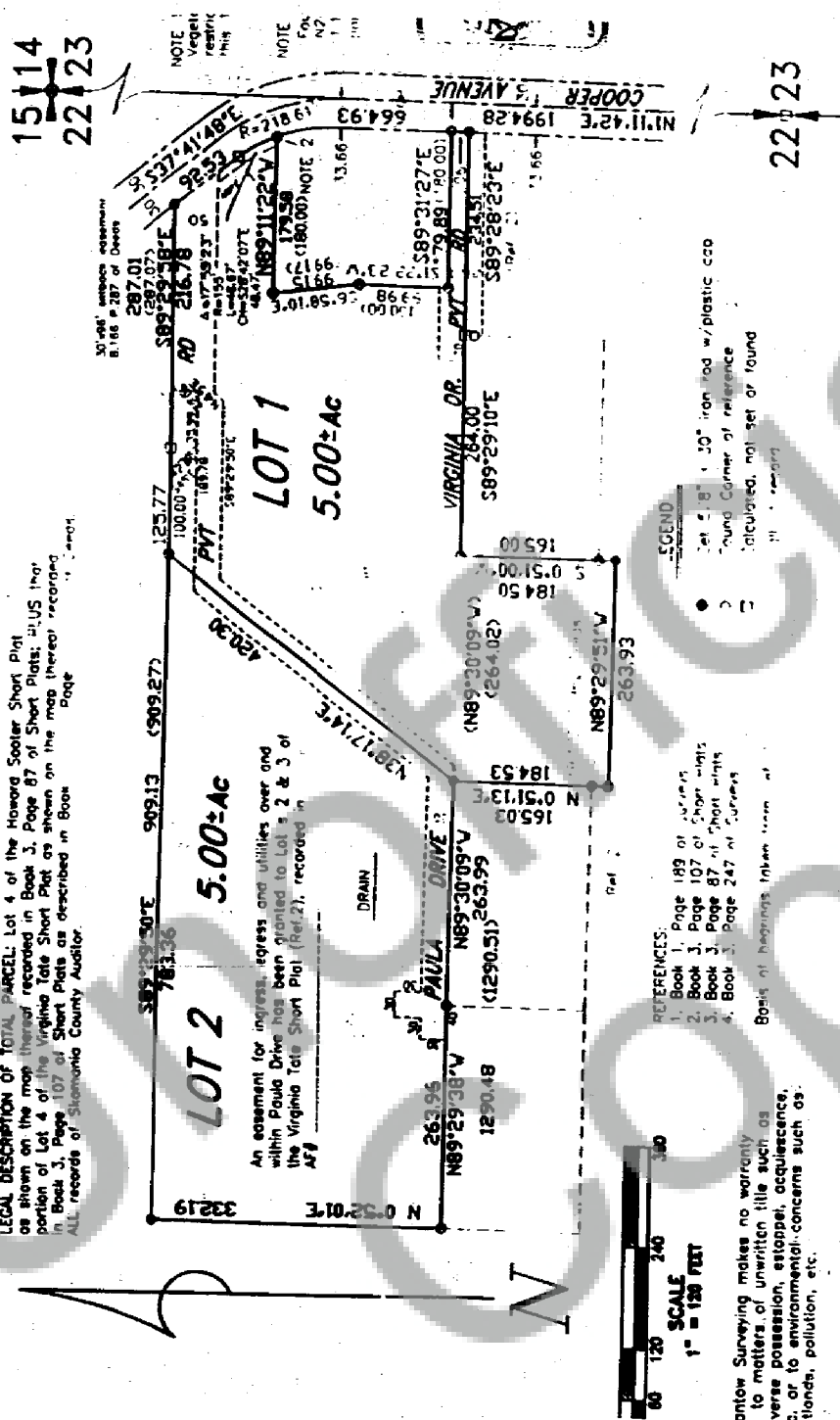
A copy of this Decision, including the Staff Report, was sent to the following:

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

LS 9025
Code Ref 1
244570
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CNC

LEGAL DESCRIPTION OF TOTAL PARCEL: Lot 4 of the Howard Sooter Short Plat as shown on the map thereof recorded in Book 3, Page 87 of Short Plats; this portion of Lot 4 of the Virginia Tate Short Plat as shown on the map thereof recorded in Book 3, Page 107 of Short Plats as described in Book _____, Page _____ of the records of St. Clair County Auditor.

An easement for ingress, egress and utilities over and within Paula Drive has been granted to Lot = 2 & 3 of the Virginia Tate Short Plot (Ref.2), recorded in ASA



REFERENCES

1. Book 1, Page 189 of 189
2. Book 3, Page 107 of 107
3. Book 3, Page 87 of 107
4. Book 3, Page 247 of 247

...to be used to bind

antow Surveying makes no warranty as to matters of unwritten title such as lease possession, estoppel, acquiescence, or to environmental concerns such as wetlands, pollution, etc.