

135780

Return Address: Robert Gavenas
31 Jewell Road
Home Valley, WA 98648

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Jamie TolFree

JUL 20 1 59 PM '99

Amoser

GARY N. 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: Robert Gavenas

FILE NO.: NSA-99-27

PROJECT: Two accessory structures

LOCATION: 31 Jewell Road, off of Berge Road in Home Valley, Section 23 of T3N, R8E, W.M., and is identified as Skamania County Tax Lot # 3-8-23-702.

ZONING: General Management Area, Small Woodland (F-3).

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

Approved	/
Reviewed, by	/
Indirect	/
Attorney	/
Notary	/

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- 12) 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.
- 13) All conditions relating to fire protection (Conditions # 3-7) and/or requiring visual subordination shall be achieved prior to final inspection by the Building Department. The applicant shall contact Planning Staff who shall have 3 business days to complete a site inspection verifying compliance with fire protection and visual subordination conditions.
- 14) The proposed development shall maintain at least a 75 foot buffer from the pond.
- 15) The proposed development shall maintain at least a 100 foot buffer from the stream.
- 16) 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 13th day of July, 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.

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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

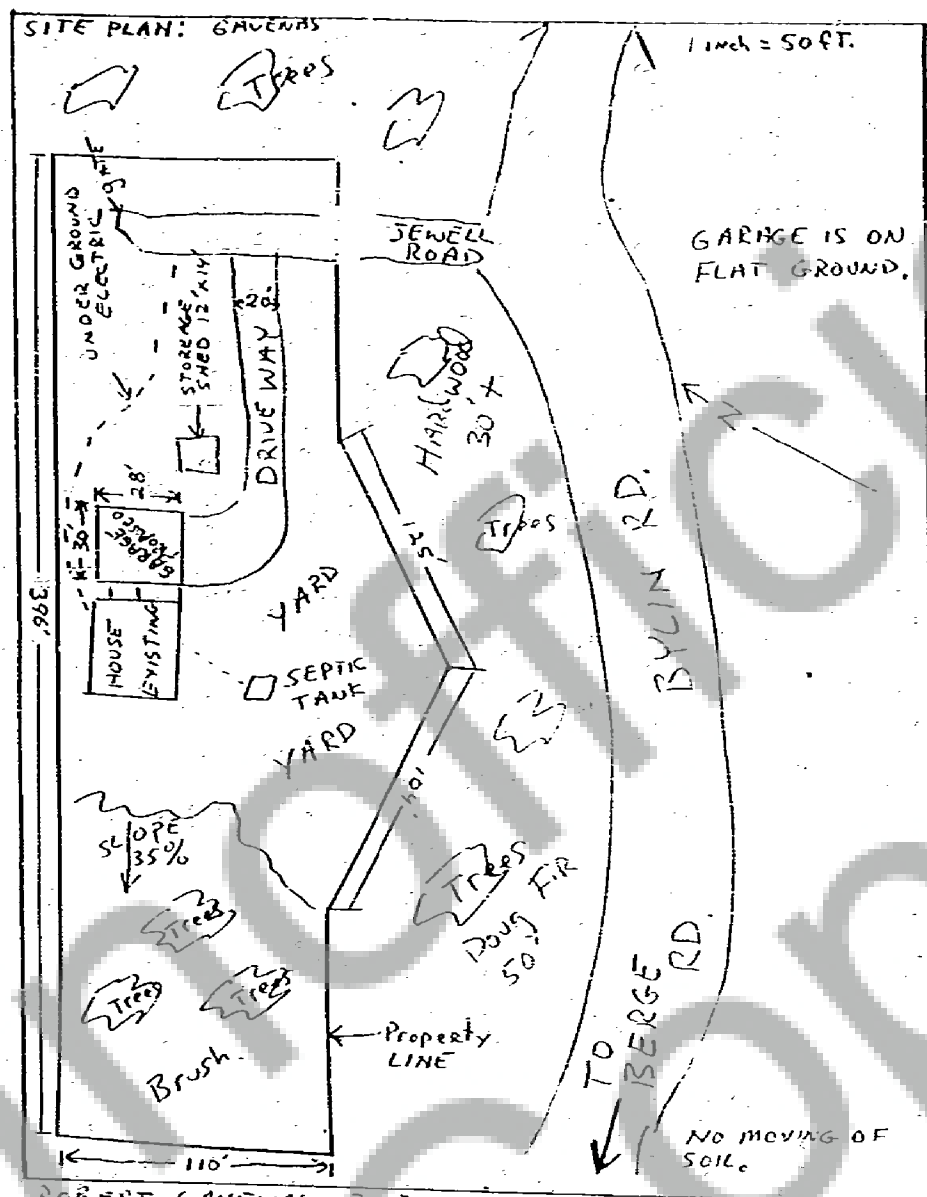
The decision of the Director shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648, on or before 8-3-99. 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

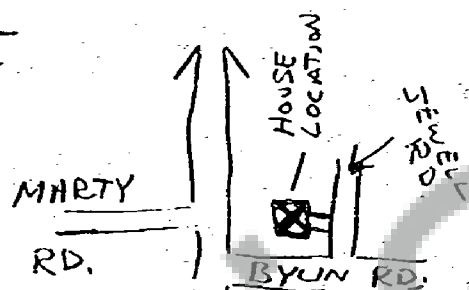


ROBERT GAUVENS 31 JEWELL RD HOME VALLEY WA.
427-5661

lit. 4-20-99

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GAVERAS & IDLFREE
31 JEWELL RD.
HOME VALLEY.
503-427-8661



Approx. 3 miles
off of Hwy 14;

Home Valley
STORE

BERGE RD

Hwy 14