

136234

BOOK 193 PAGE 58

Return Address: John Collins
8902 N.E. 62nd Avenue
Vancouver, WA 98665

FILED IN RETURNED
SKAMANIA COUNTY
John Collins

SEP 10 10 40 AM '59
O'Donoghue
GARY E. OLSON

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9438 FAX 509 427-4839

Director's Decision

Reviewed ☒
Approved ☒
Disputed ☒
Time ☒
Washed ☒

APPLICANT: John Collins

FILE NO.: NSA-98-71

PROJECT: Land division of a 11.92-acre parcel into a 5.06 acre parcel and a 5.86 acre parcel.

LOCATION: Southeast corner of Belle Center Road and Hudson Road, in Washougal, in Section 7 of T1N, R5E, W.M., and identified as Skamania County Tax Lot #1-5-7-406. *Complete Legal Description on Page 5.*

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

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

Skamania County Planning and Community Development
File: NSA-98-71 (Collins-LD) Director's Decision
Page 2


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) A note shall be placed on the Short Plat for this land division which states:
"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."
- 3) Prior to sale, lease or transfer of ownership of the approved lots within this land division, the property shall be reviewed and approved under the County's Short Plat Ordinance.
- 4) Each lot, as shown by the survey to be submitted in conjunction with the County's Short Plat review, shall contain at least 5 acres.
- 5) Access road consolidation shall occur as consolidation would reduce impacts to scenic, cultural, natural and recreational resources and it also appears that consolidation is a feasible option based on terrain features on site.
- 6) The applicant/property owner is advised that all future development shall be required to comply with all appropriate water resource buffers, if applicable.

Dated and Signed this 14 day of February, 1999, at Stevenson, Washington.


Harpreet Sandhu, Director
Skamania County Planning and Community Development.

Skamania County Planning and Community Development
File: NSA-98-71 (Collins-LD) Director's Decision
Page 3

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

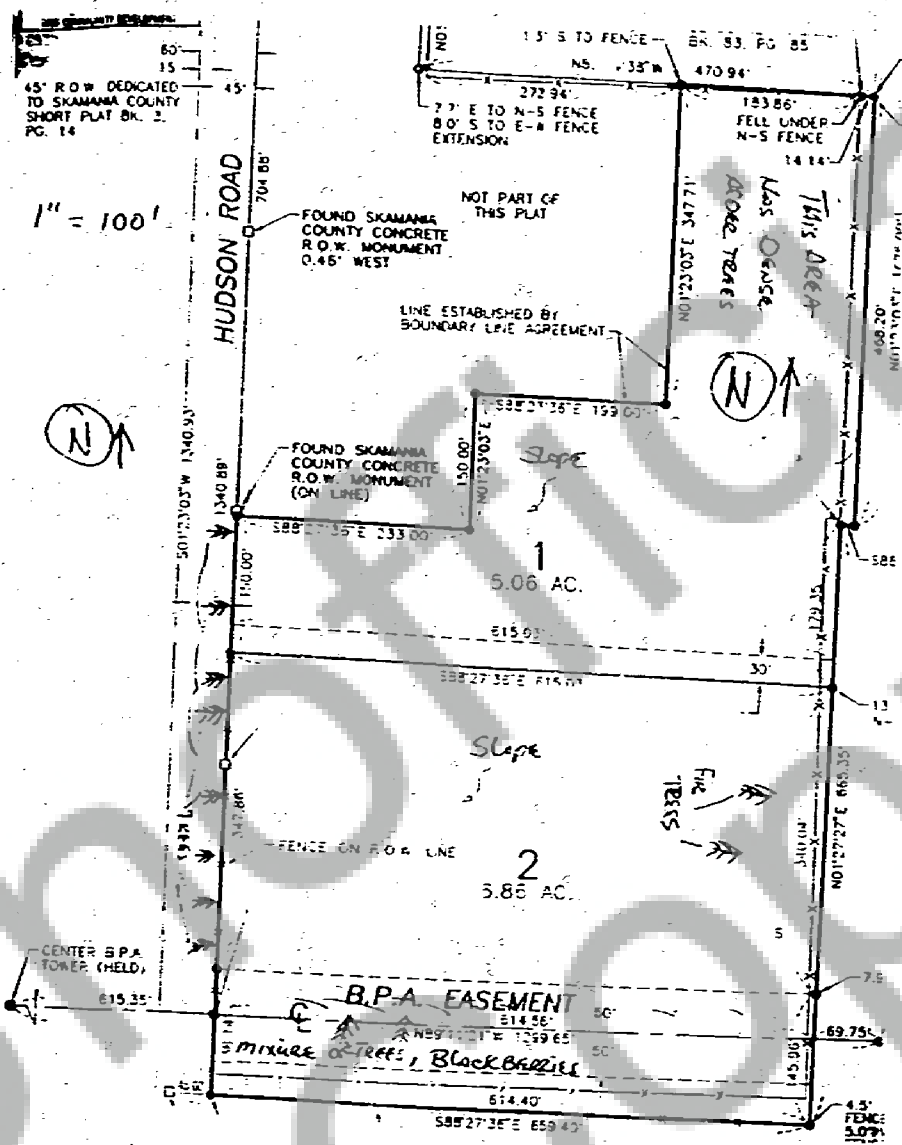
The decision of the Director shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648, on or before 2-22-99. 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





• Surveying
Surveying & Engineering, Inc.
John G. Lawson, PE, PLS

• Environmental
• Engineering • Planning

11815 N.E. 99th Street, Bldg. 12, Suite 1294 Vancouver, WA 98682 (360) 256-8008 FAX (360) 256-7267

Adjusted 10 acre Southerly portion of Collins property

COMMENCING at a point on the North line of the Northwest quarter of the Northeast one-quarter of Section 7, Township 1 North, Range 5 East, Willamette Meridian; Said point bears South $88^{\circ}24'38''$ East, 45.00 feet from the Northwest corner of said Northwest one-quarter of said Northeast one-quarter; said point being on the East Right-of-Way Line of Hudson Road;

THENCE South $01^{\circ}23'03''$ West, 704.88 feet along said East Right-of-Way line also being parallel with the West line of said Northwest one-quarter to the POINT OF BEGINNING.

THENCE South $88^{\circ}27'36''$ East, 233.00 feet parallel with the South line of said Northwest one-quarter;

THENCE North $01^{\circ}23'03''$ East, 150.00 feet parallel with said West line of said Northwest one-quarter;

THENCE South $88^{\circ}27'36''$ East, 199.00 feet;

THENCE North $01^{\circ}23'03''$ East, 347.71 feet to a point on the South line of the Hamrick Tract recorded in Book 83, Page 85, Skamania County Records;

THENCE South $88^{\circ}24'38''$ East, 198.00 feet parallel with the North line of said Northwest one-quarter and also being along the South line of said Hamrick Tract to the Northeast corner of the Collins Tract recorded in Book 172, Page 581;

THENCE South $01^{\circ}23'03''$ West, 468.20 feet along the East line of said Collins Tract;

THENCE North $88^{\circ}24'38''$ West, 14.74 feet along said Collins Tract;

THENCE South $01^{\circ}27'27''$ West, 665.35 feet along said Collins Tract to a point on the South line of said Northwest one-quarter;

THENCE North $88^{\circ}27'36''$ West, 614.40 feet along said South line to a point on the East Right-of-Way Line of said Hudson Road;

THENCE North $01^{\circ}23'03''$ East, 636.00 feet along said East Right-of-Way Line to the POINT OF BEGINNING.

Contains 11.91 acres. KLF

406