

136407

Return Address: Michael and Stephanie Bailie
P.O. Box 1239
Haiku, HI 96708

BOOK 193 PAGE 661

FILED IN RECORDS
SKAMANIA COUNTY WASH
BY Michael Bailie

SEP 28 10 39 AM '99

Strusser
ASSISTANT
GARY D. 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: Michael and Stephanie Bailie

FILE NO.: NSA-98-77

PROJECT: Retroactive request to convert an existing garage into a residence.

LOCATION: 241 Cooper Avenue just south of Cook-Underwood Road in Underwood; Section 23 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-23-22-100. See Page 5 for Legal Description

ZONING: General Management Area, Residential (R-1)

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Michael and Stephanie Bailie, 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.

BOOK 193 PAGE 662

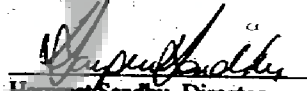
Skamania County Planning and Community Development
File: NSA-98-77 (Baillie) Director's Decision
Page 2

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) No new fencing shall be allowed until such time as it is applied for and approved by this Department.
- 3) Existing tree cover shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced with trees of the same species in the same location.
- 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 26th day of February, 1999, at Stevenson, Washington.


Harpreet Sandhu, Director
Skamania County Planning and Community Development.

NOTES

Skamania County Planning and Community Development
File: NSA-98-77 (Baillie) Director's Decision
Page 3

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 3-19-99. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

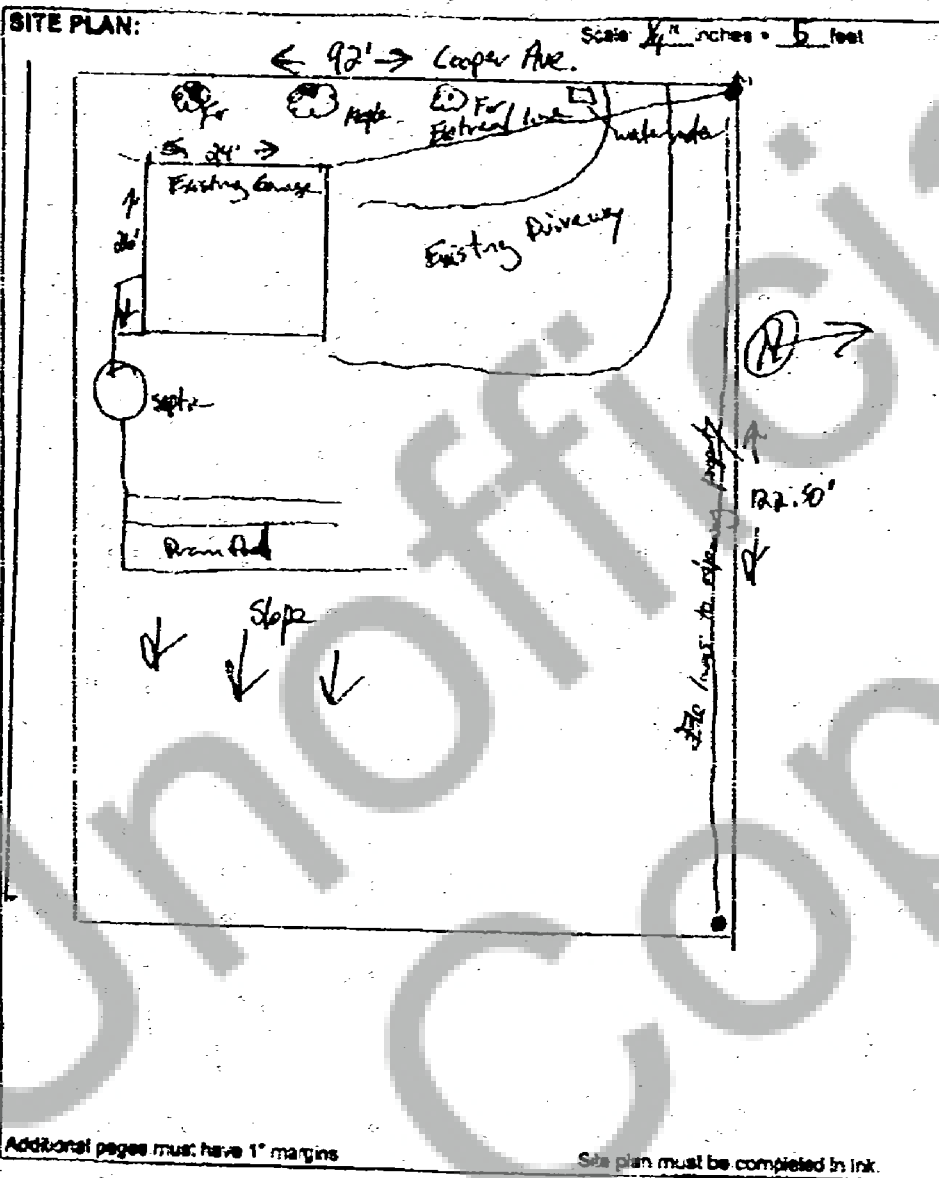
Skamania County Building Department
Skamania County Assessor's Office

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

8
0
1
0
2
8

SITE PLAN:



Additional pages must have 1" margins

BOOK 193 PAGE 665



First American Title
Insurance Company

THIS SPACE PROVIDED FOR RECORDERS USE
BOOK 143 PAGE 358

Filed for Record at Request of

Name _____
Address _____
City and State _____

Statutory Warranty Deed

THE GRANTORS, JAMES R. SOWING and HELEN J. CUFFEL, as tenants in common,
for and in consideration of TEN DOLLARS and other good and valuable consideration
in hand paid, conveys and warrants to MICHAEL P. BAILIE and STEPHANIE BAILIE, husband and wife,
the following described real estate, situated in the County of Klickitat, State of Washington:
Lots 1, 2, ~~FEEDERS~~ in Block 2, HAMILTON'S SECOND ADDITION TO UNDERWOOD, according to the
Plat thereof, recorded in Book "A", Page 51, Skamania County Plat Records.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated May
15, 1990, and conditioned for the conveyance of the above described property, and the covenants of warranty
herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said con-
tract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of
said contract.

Real Estate Sales Tax was paid on this sale on May 23, 1990. Rec No. 13572
Dated May 15, 1990.

James R. Sowing
JAMES R. SOWING

REAL ESTATE EXCISE TAX

N/A

Helen J. Cuffel
HELEN J. CUFFEL

MAR 14 1991
PAID \$8.000000 13572 DTD
WYATT, D. J.
SKAM-AN COUNTY TREASURER

STATE OF WASHINGTON
COUNTY OF Klickitat

On this day personally appeared before me
JAMES R. SOWING

to me known to be the individual(s) described in and who
acknowledged the above and foregoing instrument, and
acknowledged that he signed the same
as his free and voluntary act and deed,
for the purposes and for the uses and purposes
mentioned therein.

Given under my hand and official seal this
15th day of May, 1990.

STATE OF WASHINGTON)
County of Klickitat)

I certify that I know or have satisfactory
evidence that HELEN J. CUFFEL, signed this
instrument, and acknowledged it to be her free
and voluntary act for the uses and purposes
therein mentioned in the instrument.

Dated: 5/25/90