

137266

Return Address: Kurt and Charn Rohrbacher
122 Corner Road
Underwood, WA 98651

BOOK 196 PAGE 233

FILED
SKAMANIA COUNTY WASH
BY Kurt Rohrbacher

JAN-25 9 35 AM '00

WAMSER
GARY WILSON

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: Kurt and Charn Rohrbacher

FILE NO.: NSA-99-66

PROJECT: Placement of a perimeter fence and a dog fence

LOCATION: 122 Corner Road, in Underwood: Section 22 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-22-41-104 & 105. *Full legal descriptions on pages 5 and 6.*

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

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

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).

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- 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) Front yard setbacks shall be 45 feet from the centerline of a public or private road or 15 feet from the property line, whichever is greater. The side yard setbacks shall be 5 feet and the rear yard setback shall be 15 feet. Fences, however, are allowed on the property line. Determination of the property line location is the responsibility of the applicant and should be confirmed by a surveyor if the property boundary is in question.
- 3) All existing tree cover on the applicant's property shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced with the same species.
- 4) All of the above conditions relating to visual subordination shall be satisfied prior to a final inspection by the Skamania County Building Department for the fences as there are not any special conditions that would require additional time to achieve compliance.
- 5) 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 4th day of January, 2000, 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.

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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 1/24/00. Notice of Appeal forms are available at the Department Office.

WARNING

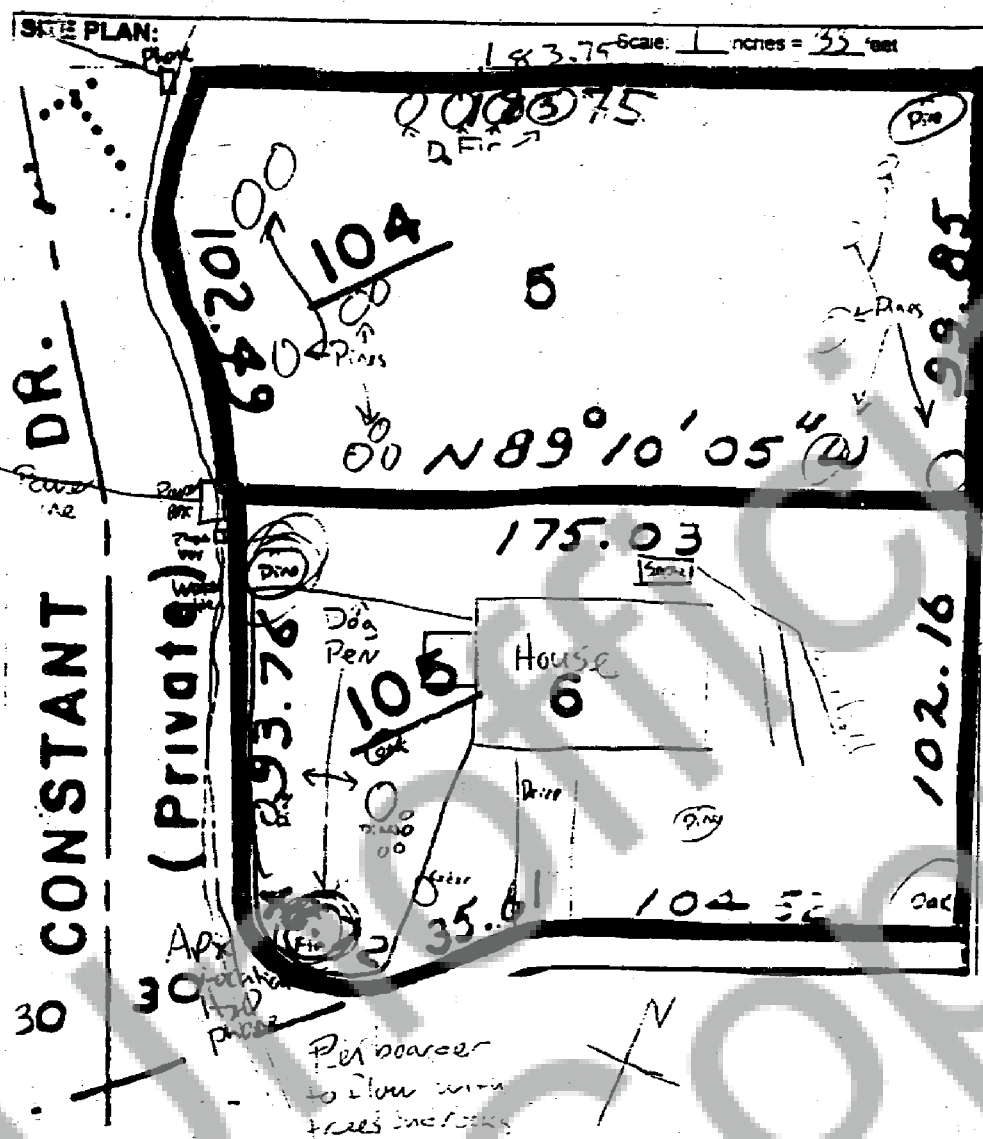
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Director's Decision or any amendments thereto.

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



I will be moving more than 100 cubic yards of soil: yes no X
Additional pages must have 1" margins Site plan must be completed in ink

NOTICE: This is an initial site plan. It may be revised throughout the application process.

105923

AFTER RECORDING RETURN TO
L. EUGENE HANSON
ATTORNEY AT LAW
P. O. BOX 417
WHITE SALMON, WA 98672

BOOK 111 PAGE 111

FILED FOR RECORD
SKAMANIA CO. WASH
BY RT. ADAMS TITLE

OCT 5 3 10 PM '88

d. H. Dp.
AUDITOR
GARY H. OLSON

STATUTORY WARRANTY DEED

BOOK 196 PAGE 237

THE GRANTOR, KLICKITAT VALLEY BANK, a Washington Banking corporation, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, conveys and warrants to KURT S. ROHRBACHER and JULEE A. ROHRBACHER, husband and wife, the following described real estate, situated in the County of ~~Klickitat~~ State of Washington:

Lot 5, CONSTANT OAK, according to the recorded plat thereof, recorded in Book "8" of Plats, Page 56, in the County of Skamania, State of Washington.

SUBJECT TO easements, restrictive covenants, and covenants for road maintenance as recorded in Book Q, Page 54, Book Q, Page 418, Book 84, Page 301, Book 84, Page 312, Book 84, Page 824, and Book 84, Page 967, All in Skamania County Deed Records.

DATED this 4 day of October, 1988.

KLICKITAT VALLEY BANK,
a Washington Banking Corporation

By: *[Signature]*
N. E. CLATTERBUCK, Vice President

STATE OF WASHINGTON)
County of Klickitat) ss

I certify that I know or have satisfactory evidence that N. E. CLATTERBUCK stated that he was authorized to execute the instrument and acknowledged it as the Vice President of KLICKITAT VALLEY BANK to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 4, 1988

[Signature]
Notary Public the State of Washington
residing at White Salmon, the 10th

My Commission Expires: 6-18-89

12220

REAL ESTATE EXCISE TAX

USD 0.1553

PAID 93.80

[Signature]
SKAMANIA COUNTY TREASURER

Prepared S
Reviewed S
Indexed S
Filed S
Mailed S

Glenda J. Kimmel, Skamania County Auditor
By: *[Signature]* Parcel # 3-10-22-4-1-104

105131

BOOK 109 PAGE 418



**First American Title
Insurance Company**

Filed for Record at Request of

Name L. EUGENE HANSON, Attorney at Law,Address P. O. Box 417City and State White Salmon, WA 98672

THIS SPACE PROVIDED FOR RECORDER'S USE

FILED FOR RECORD
SKAMANIA CO. WASH
BY JAL ADAMS TITLE

MAY 12 3 50 PM '88

E. M. Olson
AUDITOR
GARY M. OLSON

BOOK 196 PAGE 238

Statutory Warranty Deed

THE GRANTOR, RIVERVIEW SAVINGS BANK, a corporation,

for and in consideration of TEN DOLLARS and other good and valuable consideration

in hand paid, conveys and warrants to KURT S. ROHRBACHER and JULIE A. ROHRBACHER, husband and wife,

the following described real estate, situated in the County of Skamania, State of Washington:

Lot No. 6 of the CONSTANT OAKS SUBDIVISION in Section 22, Township 3 North,
Range 10 East of the Willamette Meridian, recorded in Book "B" of Plats at
Page 56.

ALSO KNOWN AS a portion of Lot 2 of the revised E. R. Sooter Short Plat on
file and of record in Book 2 of Short Plats, at Page 115, records of Skamania
County, Washington.

SUBJECT TO Easements for irrigation, restrictive covenants and covenant for
road maintenance as recorded in Book Q, Page 54, Book Q, Page 418, Book 84,
Page 301, and Book 84, Page 312, Skamania County Deed Records.

Dated May 12, 1988

11986

REAL ESTATE EXCISE TAX
MAY 12 1988

PAID 1651.90

STATE OF WASHINGTON
COUNTY OF CLATSOP

On this day personally appeared before me

to me known to be the individual(s) described as and who
executed the within and foregoing instrument, and
in knowledge of that they executed the same
free and voluntary act and deed,
for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this
day of May, 1988.

Notary Public in and for the State of Washington, residing at

RIVERVIEW SAVINGS BANK

By: *Karen H. Nelson*
Karen H. Nelson, Assistant Vice President
Shirley A. GuPaul, Assistant Secretary

STATE OF WASHINGTON

COUNTY OF Clark

On this 12th day of May, 1988

before me, the undersigned, a Notary Public in and for the State of Washington, duly com-

missioned and sworn, personally appeared

Karen H. Nelson

and Shirley A. GuPaul

to me known to be the Asst. Vice-President and Asst. Secretary,

respectively, of RIVERVIEW SAVINGS BANK, the corporation that executed the foregoing instrument, and as knowledge of the said instru-

ment to be the free and voluntary act and deed of said corporation, for the uses and purposes

therein mentioned, and on oath stated that they are

authorized to execute the said instrument and that the seal affixed is the corporate seal of said

corporation.

Witness my hand and official seal herein affixed the day and year first above written.

Shirley A. GuPaul

Notary Public in and for the State of Washington, residing at

Washougal, WA

LFB 10/88/88