

138013

138311

Return Address: Andrew Jansky
762 Skamania Landing Road
Skamania, WA 98648

FILED FOR RECORD
SKAMANIA COUNTY WASH
BY Andrew Jansky

JUN 7 2 29 PM '00
GARY H. OLSON

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FILED FOR RECORD
SKAMANIA COUNTY WASH
BY Bill Williams

APR 27 12 09 PM '00
GARY H. OLSON

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RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

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: Andrew Jansky
FILE NO.: NSA-99-16
PROJECT: Addition to existing house
LOCATION: 762 Skamania Landing Road; Section 35 of T2N, R6E, W.M., and identified as Skamania County Tax Lot = 2-6-35-23-600. SEE PAGE 5
ZONING: General Management Area, Residential (R-1)
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Andrew Jansky, 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.

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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) The proposed development shall be set back 45' from the centerline of a public or private road or 15' from the front lot line whichever is greater, 5' from the side yard lot line and 15' from the rear yard lot line.
- 3) The exterior of the proposed structures shall be dark earth-tone colors composed of non-reflective materials or materials with low reflectivity or match the existing color of the house. If the applicant does not match the existing color of the residence, color samples shall be submitted to the Planning Department prior to issuance of a building permit to verify consistency with the above criterion.
- 4) 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. Opaque means that it does not allow light to pass through the shield or hood. All lights should be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 5) All existing tree cover shall be retained and maintained in a healthy condition. All dead and or dying trees shall be replaced with the same species of tree and in approximately the same place.
- 6) Prior to the Building Department's final inspection, the applicants shall notify the Planning Department and the Department shall complete a site visit within 3 business days to verify compliance with all the requirements to achieve visual subordination.
- 7) 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.

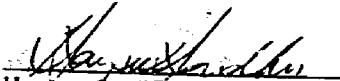
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- c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 20th day of May, 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 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 10-16-99. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

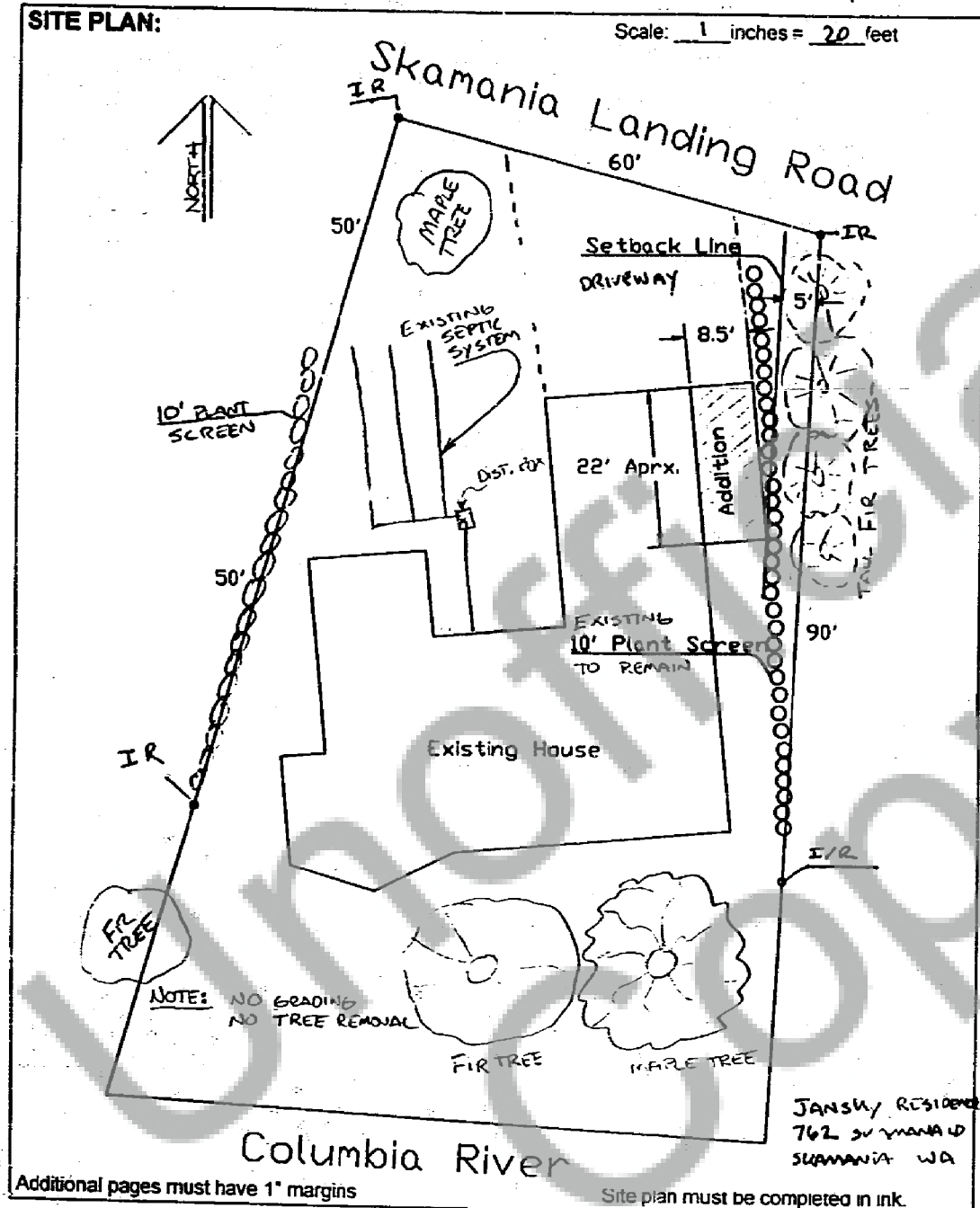
Skamania County Building Department
Skamania County Assessor's Office

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

CCAS Form 100-1-1999.doc

Scale: 1 inches = 20 feet



REVISED 3-23-99

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First American Title Insurance Company

Filed for Record at Request of

Name Janaky Family Trust

Address 3205 SW 87th

City and State Portland, OR 97225

THIS SPACE PROVIDED FOR RECORDERS USE

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

Nov 22 10 54 AM '94

G. Harty
AUDITOR
GARY M. OLSON

SCR 19102

121119

Statutory Warranty Deed

BOOK 147 PAGE 177

THE GRANTOR LORIN CALSTOY and JEAN CALSTOY, husband and wife

for and in consideration of TWO HUNDRED THOUSAND AND 00/00

in hand paid, conveys and warrants to THE LOUIS A. JANSKY and EILEEN C. JANSKY FAMILY TRUST,
LOUIS A. JANSKY and EILEEN C. JANSKY, TRUSTEES,
the following described real estate, situated in the County of Skamania, State of Washington:

Lot 6, Block 1 of Woodard Marina Estates, property described in Auditor's File No. 60610, Page 114 and 115, of Book A of Plats, and records of Skamania County, State of Washington.

SUBJECT TO:

1. The rights of fishing, navigation and commerce in the State of Washington, the Federal Government and the Public in and to that portion thereof lying below the ordinary high water mark of the Columbia River.
2. Any adverse claims based upon the assertion that the Columbia River has moved.
3. Easement for Electrical Transmission, including the terms and provisions thereof, recorded July 31, 1912, in Book "O", Page 23, Skamania County Deed Records.
4. Right of Way Easement for Utilities, including the terms and provisions thereof, in favor of Public Utility District No. 1 for Skamania County, recorded April 3, 1963, in Book 51 Page 186, Auditor's File No. 61239, Skamania County Deed Records.
5. Restrictions, Covenants and Conditions, including the terms and provisions thereof, recorded August 17, 1964, in Book 53, Page 164, Auditor's File No. 63973, Skamania County Deed Records.
6. Home Owners Association, including the terms and provisions thereof, including any Dated November 21, 1994 Assessments.

Lorin Calstoy
Lorin Calstoy

Jean Calstoy
Jean Calstoy

17058

REAL ESTATE EXCISE TAX

STATE OF WASHINGTON

COUNTY OF SKAMANIA

On this day personally appeared before me

LOUIN CALSTOY AND JEAN CALSTOY

to me known, who acknowledged in and who acknowledged the foregoing instrument, and acknowledged the same as their act and deed, for the uses and purposes therein expressed.

GIVEN
21st day of November 1994
Notary Public in and for the State of Washington, residing at
CLAMAS

STATE OF WASHINGTON

COUNTY OF

On this day of before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

and to me known to be the President and Secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that the said instrument and that the seal affixed in the corporate seal of said corporation.

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

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