

138569

BOOK 200 PAGE 713

Return Address: Larry Christensen
19203 NE Dawn Lane
Yacolt, WA 98675

FILED
SYMBOL
BY Larry Christensen
JUL 12 8 50 AM '00
GARY H. 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

Proposed
Ordained
Signed

Director's Decision

APPLICANT: Larry Christensen for Jerry Reisinger
FILE NO.: NSA-00-12
PROJECT: Replacement Dwelling and Septic System
LOCATION: 2712 Belle Center Road: Section 6 of T1N, Range 5E, W.M. and identified as Skamania County Tax Lot #1-5-6-4-500
LEGAL: See attached Page 5
ZONING: General Management Area-Residential 5 Zone (R-5)
DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Larry Christensen for Jerry Reisinger, 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

Skamania County Planning and Community Development
File: NSA-00-12 Director's Decision
Page 2

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.

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) Front yard setbacks shall be 45 feet from the center of the nearest public or private road or 15 feet from the property line, whichever is greater. Side yard setback shall be 5 feet and rear yard shall be 15 feet.
- 3) The applicant shall be required to keep grading to a minimum necessary for site development and any graded land shall be re-seeded with native vegetation prior to final inspection by the Building Department. The applicant shall also contact the Planning staff and staff shall conduct a site visit within three business days. See pages 3-4 of the Staff Report.
- 4) The applicant shall be required to retain the existing vegetation. See Page 5 of the Staff Report.
- 5) The applicant shall de-commission as a residence or removed from the property within 30 days of the issuance of an occupancy permit for the replacement home. The County building Inspector shall assure that all modifications to the existing residence to de-commission it as a residence are completed in accordance with all State and County Building Codes. See page 3 of the Staff Report.
- 6) 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.

Skamania County Planning and Community Development
 File: NSA-00-12 Director's Decision
 Page 3

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

Dated and Signed this 7 day of June, 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.

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 June 30, 2000. 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

Skamania County Planning and Community Development
File: NSA-00-12 Director's Decision
Page 4

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
Skamania County Assessor
Building Department

SCHEDULE A

FORM 3529

OFFICE FILE NUMBER	POLICY NUMBER	DATE OF POLICY	AMOUNT OF INSURANCE
SK-15135	48 0318 93 000069	MARCH 2, 1989 9:41 A.M.	51,000.00

PREMIUM: 349.00

1. Name of Insured:

JERRY L. REISINGER AND CINDY R. REISINGER, HUSBAND AND WIFE

2. The estate or interest in the land which is covered by this policy is:

SEE ATTACHED SCHEDULE "A", PARAGRAPH 2

3. Title to the estate or interest in the land is vested in:

JERRY L. REISINGER AND CINDY R. REISINGER, HUSBAND AND WIFE

4. The land referred to in this policy is described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS:
LOT 1 OF THE GADBAK SHORT PLAT AS RECORDED IN BOOK 3 OF SHORT PLATS ON PAGE 65, SKAMANIA COUNTY RECORDS.

-SCHEDULE "A" CONTINUED-

County Signer



Authorized Signatory

This Policy valid only if Schedule B is attached.

①

MAY 20 2000 10:20 PM SAFELINK 18.1

00609925695 TO 06063025

P.02-02

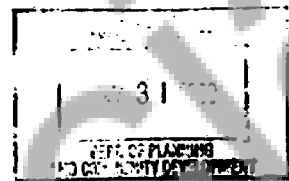
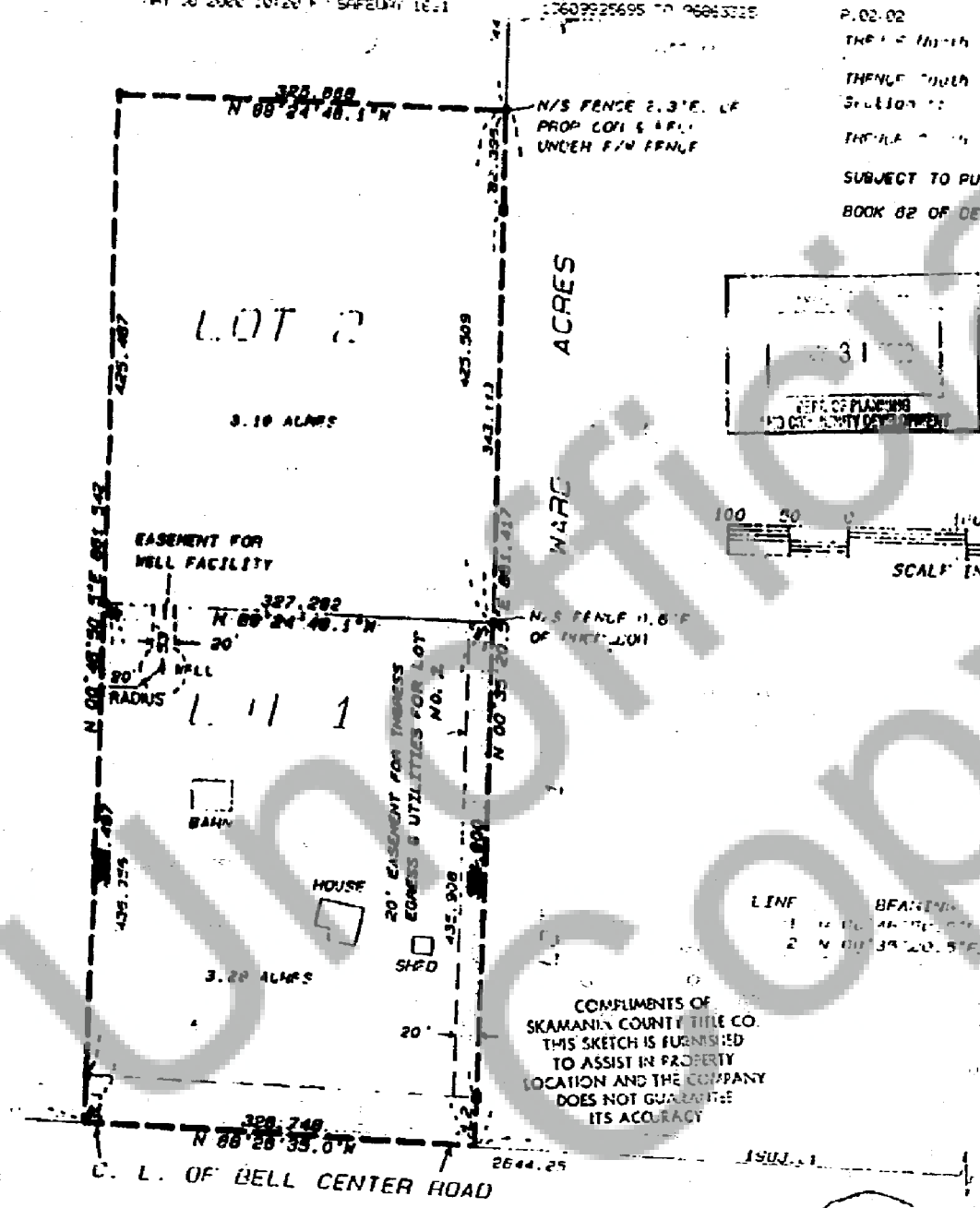
THESE ARE THE

THESE ARE THE

THESE ARE THE

SUBJECT TO PUBL

BOOK 82 OF DEEC



LINE BEARING
1 N 88° 24' 48.1" E
2 N 88° 25' 35.0" E

COMPLIMENTS OF
SKAMANIA COUNTY TITLE CO.
THIS SKETCH IS FURNISHED
TO ASSIST IN PROPERTY
LOCATION AND THE COMPANY
DOES NOT GUARANTEE
ITS ACCURACY

2

TOTAL PAGE 02

Terry Reisinger
2712 Belle Center Rd

