

138694

BOOK 201 PAGE 125

Return Address: John Holland
Penelope Paynter
52 Constant Private Drive
Underwood, WA 98651

FILED
JUL 27 8 51 AM '03
P. Laury
GARY H. L. 03

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: John Holland and Penelope Paynter

FILE NO.: NSA-00-16

PROJECT: Installation of a fence and porch roof.

LOCATION: 52 Constant Private Drive in Underwood, in Section 22 of T3N, R10E, W.M., and identified as Skamania County Tax Lot #03-10-22-41-0103. *Complete legal on page 6.*

ZONING: General Management Area - Residential (R-2).

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by John Holland and Penelope Paynter, 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.

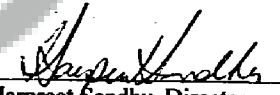
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CONDITIONS OF APPROVAL:

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) All cut banks and fill slopes shall be re-seeded with native vegetation prior to the final inspection.
- 3) Dark and either natural or earth-tone color samples shall be submitted and approved by this Department prior to the issuance of any building permits. Color samples shall include colors for the fencing and the roof.
- 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) 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 5 day of July, 2000, at Stevenson, Washington.


Harpreet Sandhu, Director
Skamania County Planning and Community Development.

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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 July 26, 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

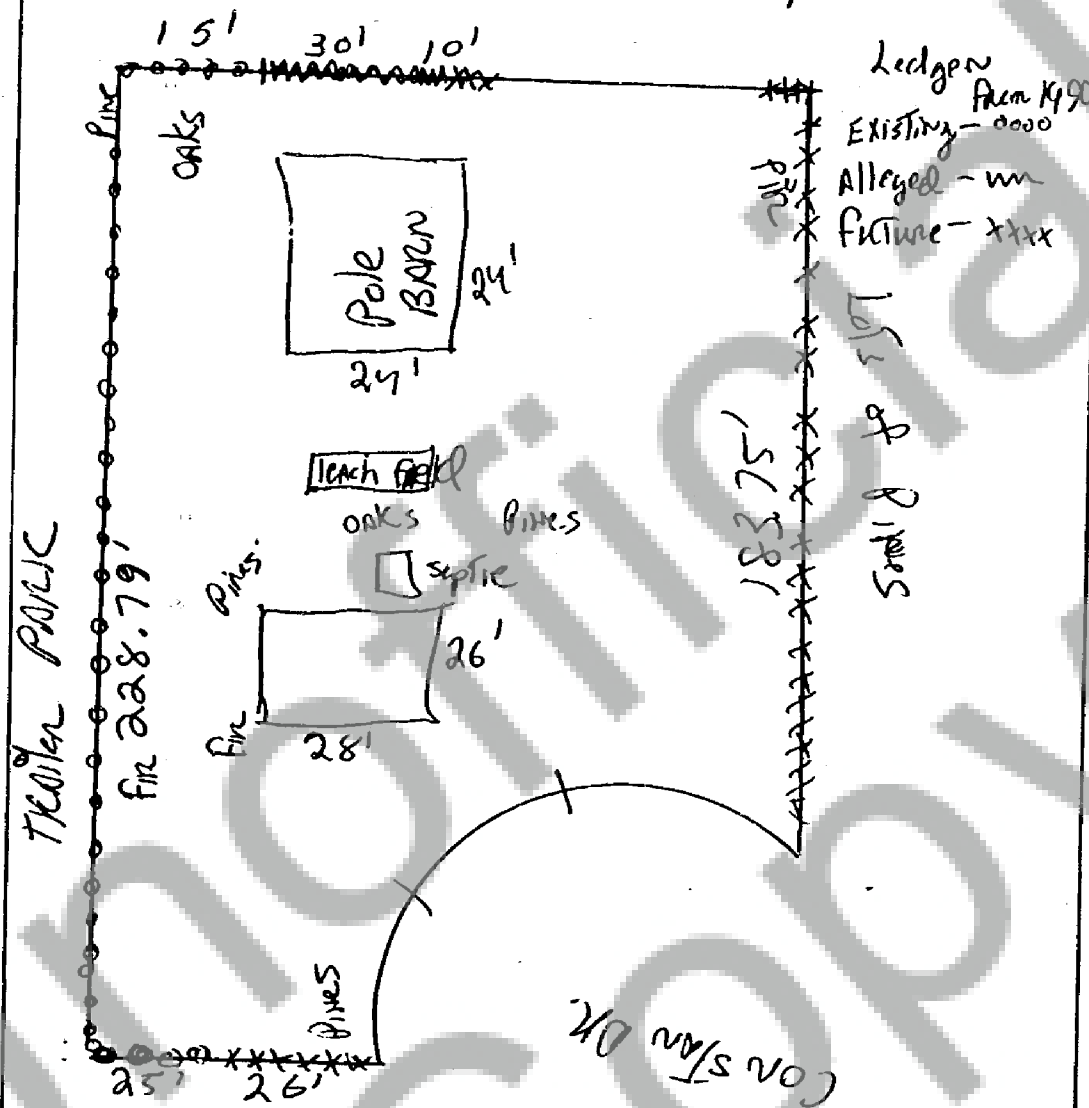
A copy of this Decision, including the Staff Report, was sent to the following:

Persons submitting written comments in a timely manner
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

FENCE PLAN

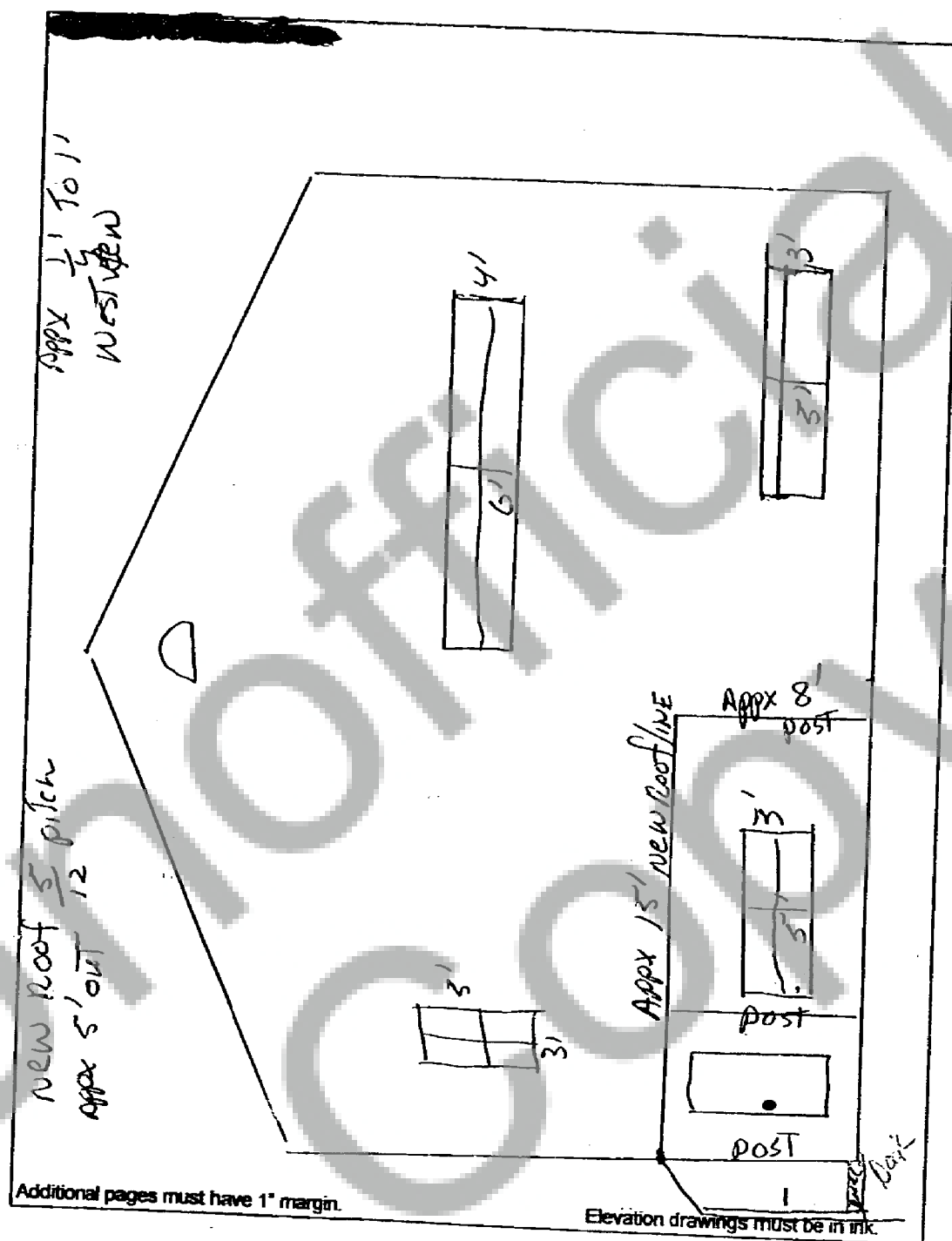
SITE PLAN:

Appx Scale: $\frac{1}{4}$ inches = 10 feet



I will be moving more than 100 cubic yards of soil: yes ☐ no ☒
 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.



Elevation drawings must be in ink



First American Title Insurance Company

Filed for Record at Request of

Name John Lee Holland

Address 52 Constant Private Dr.

formerly .05R Constant Dr.

City and State Underwood, Wa. 98651

THIS SPACE PROVIDED FOR RECORDERS USE

FILED FOR RECORD
SKAMIA CO WASH
BY John Lee Holland
MAR 28 9 37 AM '95
Cary M. Olson
AUDITOR
CARY M. OLSON

121930

Quit Claim Deed

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THE GRANTOR John Lee Holland

for and in consideration of property and dwellings at 52 Constant Private Dr.

conveys and warrants to Penelope Diane Paynter

John Lee Holland

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

together with all after acquired title of the grantor(s) therein:

Lot 4, Constant Oak, according to the recorded plat thereof, recorded in Book 8 of Plate, page 56, in the county of Skamania and State of Washington.

Exempted
Adm. Exp.
Indem.
Firm's
Misc.

17244

REAL ESTATE EXCISE TAX

MAR 28 1995
PAID EXEMPT
OF WASH
SKAMIA COUNTY CLERK

Dated 3/28/95 19 95

John Lee Holland
(Individual)

By

(President)

By

(Secretary)

STATE OF WASHINGTON

COUNTY OF Skamania

On this day personally appeared before me

John Lee Holland

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

GIVEN under my hand and official seal this 28th day of March 1995

Cary M. Olson
Notary Public for the State of Washington, residing at Carson

STATE OF WASHINGTON

COUNTY OF _____

On this day 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 their true and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and that the seal of said corporation is a true and correct copy of the seal of said corporation.

GIVEN under my hand and official seal this day of _____ 19____

Notary Public for the State of Washington, residing at _____