

139210

BOOK 202 PAGE 855

Return Address: Elizabeth Mazzocchi
601 Skamania Landing Road
Skamania, WA 98648

FILED FOR RECORD
SKAMANIA CO. WASH
BY Elizabeth Mazzocchi

SEP 25 11 52 AM '00

GARY M. OLSON
AUDITOR

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: Elizabeth Mazzocchi
GRANTEE: Skamania County
FILE NO.: NSA-99-72
PROJECT: Construction of a deck and perimeter fence
LOCATION: 601 Skamania Landing Road, in Section 34 of T2N, R6E, W.M., and identified as Skamania County Tax Lot #2-6-34-1-4-3200.
LEGAL: See attached 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 Elizabeth Mazzocchi, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

Registered
Recorded
Index
Filed

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).

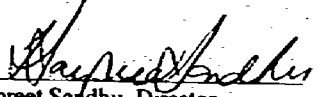
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- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) Front yard setbacks shall be 45 feet from the centerline of the nearest 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. However, fencing may be located along the property line.
- 3) If the applicant decides to paint the proposed deck a different color than the existing house, then the applicant shall submit color samples for the deck, to be approved by the Planning Department prior to project commencement.
- 4) The proposed fence shall be limited to 4-5 feet in height and shall be constructed of either chain link or wood. Prior to project commencement the applicant shall submit samples of dark earth tone colors.
- 5) 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 material 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.
- 6) All existing trees that do not need to be removed for site development shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced with the same species of trees in approximately the same location.
- 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 15th day of March, 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 4/4/00. 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

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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

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136037

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FILED
SKAMANIA COUNTY, WASH
By Kielinski & Woodrich

AUG 19 2 03 PM '99

Olson
GARY M. OLSON

After recording return to:
Kielinski & Woodrich
PO Box 510
Severson, WA 98648

QUIT CLAIM DEED

The Grantor, Chris Racicot, a single man, pursuant to the prenuptial agreement dated June 17, 1998, convey and quitclaim to Grantee, Beth Mazzocchi, a single woman, any interest the Grantor may have in the following described real estate, situated in the County of Skamania, State of Washington, including any after acquired title:

Lot 12, Block 3 WOODARD MARINA ESTATES, according to the recorded plat thereof, recorded in Book A of Plats, Page 114, in the County of Skamania, Washington Tax Parcel Number 02-06-34-1-4-3200-00

Dated this 7 day of July, 1999.

REAL ESTATE EXCISE TAX

20364

AUG 19 1999

CHRIS RACICOT, Grantor

STATE OF VERMONT

PAID $999.18 + 2.55 + 26.71 = 521.77$

County of Rutland

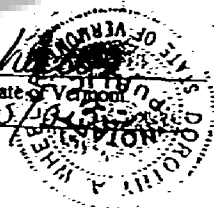
SKAMANIA COUNTY TREASURER

I certify that I know or have satisfactory evidence that CHRIS RACICOT is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

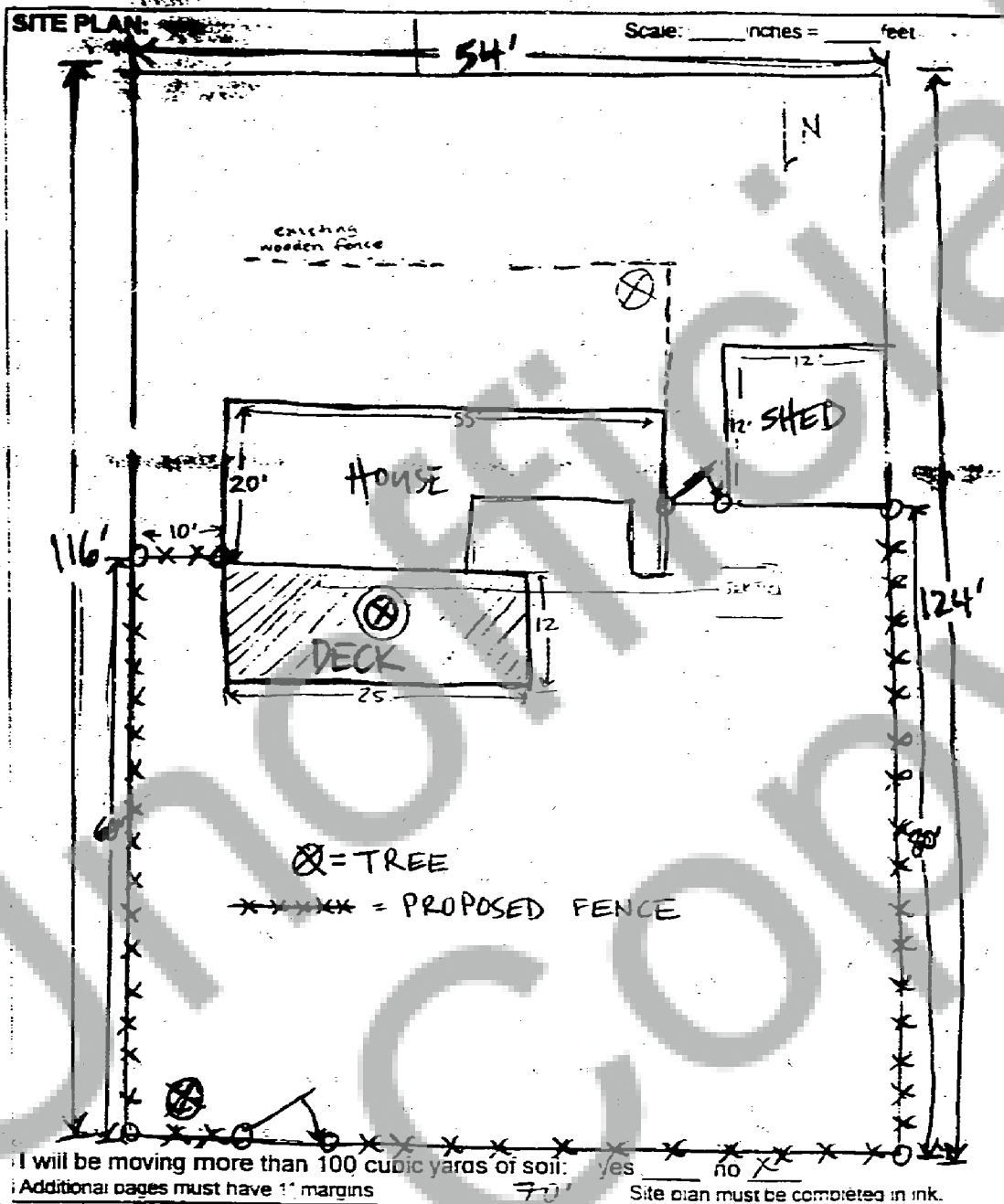
Dated this 7 day of July, 1999.

Gary M. Olson, Skamania County Assessor
81944 2-11-99 Parcel # 2-6-34-1-4-3200
164 744

Dorothy A. White
Notary Public in and for the State of Vermont
Commission expires: 2/15/2000



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