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BOOK 209 PAGE 334

Return Address: Nick and Andrea Nass
P.O. Box 129
Park City, Utah 84060

FILED FOR RECORD
SKAMANIA CO. WASH
BY Nick Nass

MAY 1 9 38 AM '01
GARY H. 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: Nick Nass

FILE NO.: NSA-99-10

PROJECT: Single-family residence and accessory building

LOCATION: Corner Road off of Sooter Road, just west of Cooper Avenue, in Underwood;
Section 22 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-
10-22-41-202. Full 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 Nick Nass, 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.

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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:

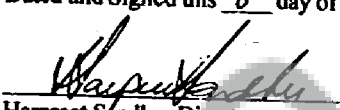
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors 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 centerline of a public or private road or 15 feet from the lot line. Side yard setbacks shall be 5 feet and rear yard setbacks shall be 15 feet.
- 3) The garage shall not exceed 28 feet from the top of the footer at existing grade.
- 4) The accessory structure shall not contain a cooking area or kitchen, nor should the necessary utilities for a kitchen be installed.
- 5) Prior to issuance of an occupancy permit for the allowed residence, the Department shall conduct a site visit to confirm that the accessory structure constructed does not accommodate a cooking area or kitchen.
- 6) The garage shall not, at any time, be rented out or sub-leased as a separate dwelling unit. It may only be occupied by guests of those people using the house.
- 7) All trees that do not need to be removed for site development shall be retained to the maximum extent practicable. Site development includes the building pad, septic drainfield and well along with all underground utilities. All trees that are not within these specific areas 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.
- 8) Any trees south and east of the proposed development that are removed for site preparation shall be replaced in order to retain visual screening. These trees shall be replaced with the same species of tree in approximately the same location.
- 9) The exterior of the proposed development, including doors, roof, and trim shall be composed of non-reflective dark and either natural or earth-tone materials or materials with low reflectivity. Prior to the issuance of any building permits, the applicant shall submit color samples to the Department to verify consistency with the above criteria.

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- 10) 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. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 11) If grading will exceed 100 cubic yards, the applicant shall submit a grading plan (See Staff Report for specific provisions for the grading plan).
- 12) Specific conditions to achieve visual subordination shall be completed prior to the issuance of an occupancy permit as no conditions are so extensive as to require additional time.
- 13) 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 8th day of June, 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.

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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 6-29-99. 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:

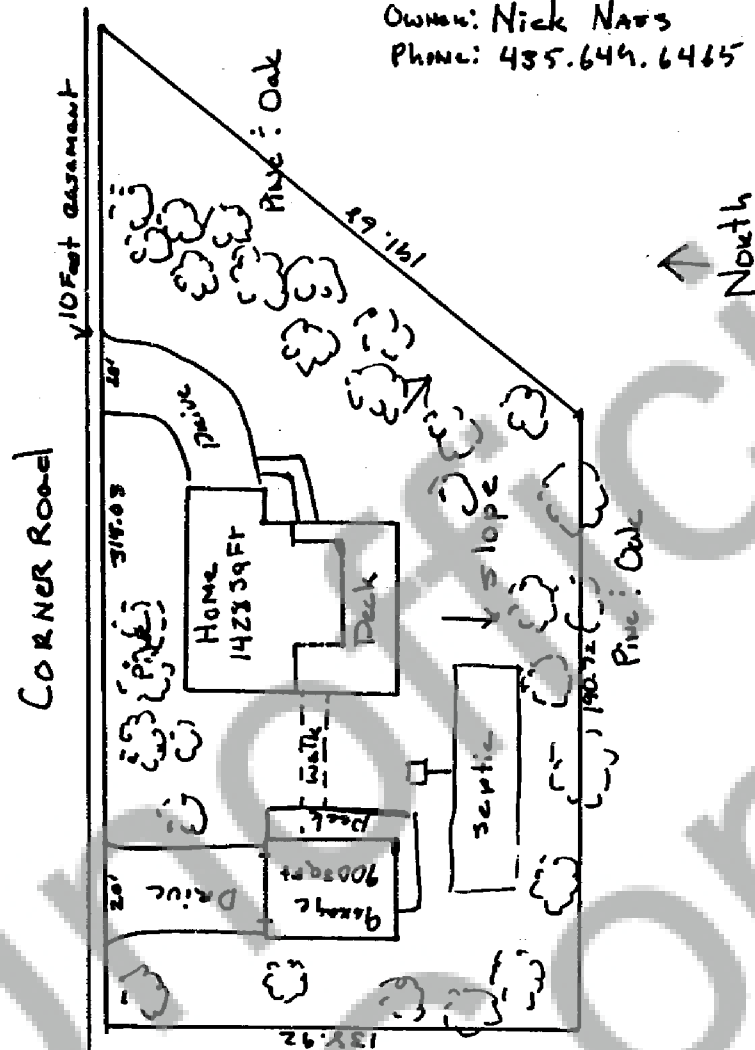
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

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SITE PLAN:

Scale: 1 inch = 50 feet

Owner: Nick Naps
Phone: 435.644.6465



Additional pages must have 1" margins

Site plan must be completed in ink.

Buildings within existing Open space

House - Area - 1428 SqFt 40'x35'

Garage - Area - 900 SqFt 26'x35'

Water: Power PWS - underground to site.

EXHIBIT "A"

DESCRIPTION:

A Parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 22, Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, Washington, described as:

Lot 3 of the RUBY SOOTER SHORT PLAT, as recorded in Book 3 of Short Plats, on Page 113, Skamania County Records.

Subject To :

3. Right of Way Easement for Utilities, including the terms and provisions thereof, in favor of Public Utility District No. 1 for Skamania County, recorded FEBRUARY 5, 1979 in Book 76, Page 120, in Auditor File No. 88016, Skamania County Deed Records.
4. Covenants for Road Maintenance, including the terms and provisions thereof, recorded JANUARY 30, 1987 in Book 104, Page 67.

Gary H. Martin, Skamania County Auditor

Date 11-2-98 Parcel 2-11-22-4-1-202