

141015

BOOK 269 PAGE 577

RETURN ADDRESS:

Matt West
62 Moorage Rd, #11
PO Box 104
North Bonneville, WA 98639

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Matt West*

May 8 12 08 PM '01
P. Solway
AUDITOR
GARY M. OLSON

Please Print or Type Information.

Document Title(s) or transactions contained therein:	
1.	<i>Administrative Decision NSA-01-13</i>
2.	
3.	
4.	
GRANTOR(S) (Last name, first, then first name and initials)	
1.	<i>West, Matt</i>
2.	
3.	
4.	
<input type="checkbox"/> Additional Names on Page _____ of Document.	
GRANTEE(S) (Last name, first, then first name and initials)	
1.	<i>Skamania County</i>
2.	
3.	
4.	
<input type="checkbox"/> Additional Names on Page _____ of Document.	
LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section Township, Range, Quarter/Quarter)	
<i>Section 34 T2N R6EWM</i>	
<input type="checkbox"/> Complete Legal on Page <i>4</i> of Document.	
REFERENCE NUMBER(S) Of Document assigned or released:	
<input type="checkbox"/> Additional Numbers on Page _____ of Document.	
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER	
<i>2-634-800</i>	
<input type="checkbox"/> Property Tax parcel ID is not yet assigned.	
<input type="checkbox"/> Additional Parcel Numbers on Page _____ of Document.	
The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.	

Return Address: Matt West
62 Mcorage Road, #11
Bonneville, WA 98639-0104

**Skamania County
Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-8288

Administrative Decision

APPLICANT: Matt West

FILE NO.: NSA-01-13

PROJECT: Open a gift shop in an existing building.

LOCATION: 33001 SR-14, in Skamania; Section 34 of T2N, R6E, W.M., and identified as Skamania County Tax Lot # 2-6-34-800.

LEGAL DESCRIPTION: See page 4.

ZONING: General Management Area, Rural Center (RC)

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Matt West, 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.


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) The applicant may place a sign flat on the outside walls of the existing building. The sign must also meet the following conditions:
 - a) The support structure shall be unobtrusive and have low visual impact.
 - b) Lettering colors with sufficient contrast to provide clear message communication shall be allowed. Signs shall be colored to blend with their setting to the maximum extent practicable.
 - c) Spotlighting of signs may be allowed where needed for night visibility. Backlighting is not permitted for signs.
- 3) As well as meeting the above mentioned criteria, the applicant shall contact the Washington State Department of Transportation and be sure that the sign meets their requirements for being adjacent to SR-14.
- 4) 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 8 day of July, 2001, at Stevenson, Washington.


Steve Grichel, Associate Planner
Skamania County Planning and Community Development.

NOTES

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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 Administrative Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), this Administrative Decision 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

This Administrative Decision 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 May 28, 2014. 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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EXHIBIT "A"

Tax Parcel No. 02-06-34-0-0-0800-00

PARCEL 1

All that portion of the Northwest Quarter of the Southeast Quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, lying Northerly of the right of way of Primary State Highway No. 8

EXCEPT the West 20 feet thereof.

PARCEL 2

The West 20 feet of the Northwest Quarter of the Southeast Quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington.

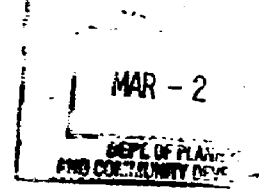
EXCEPT that portion conveyed to Sylvan Grange by instrument recorded September 5, 1980 in Book Q, Page 5, Skamania County Deed Records.

Gary H. Martin, Skamania County Att. for
Date 8-27-00 Parcel # 02-06-34-0-00

Uter

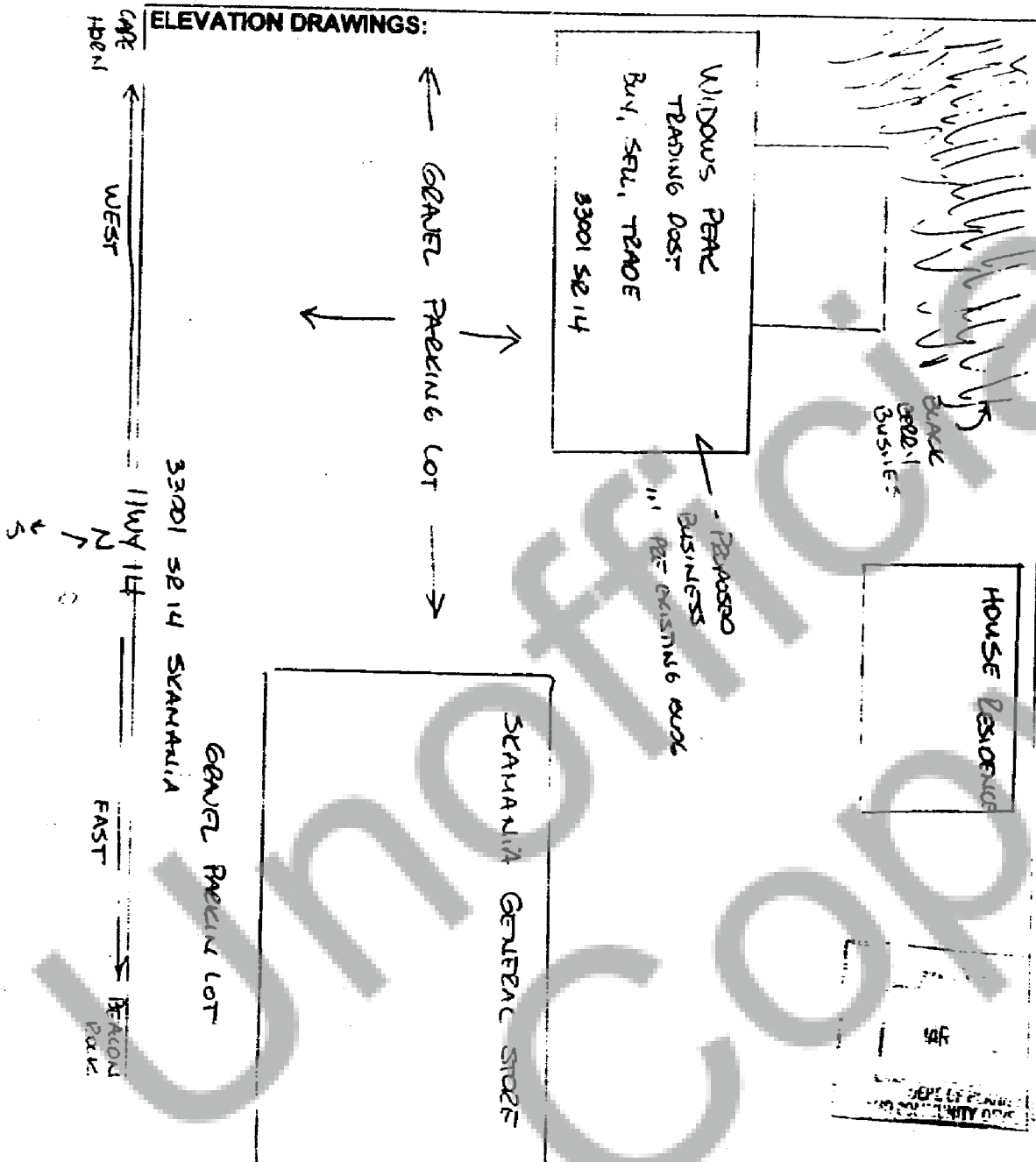
ASSIGNMENT AND ASSUMPTION OF CONTRACT AND DEED. -
BLS CORP. MWS BUSINESS SYSTEMS DOCS

LAW OFFICES OF
LANDERHOLM, NEWBORN,
ANDERS & WHITESIDE, P.C.
BROOKLYN 91 EVERETT
P.O. Box 1086
Everett, Washington 98006
(206) 499-3312



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

ELEVATION DRAWINGS:



Additional pages must have 1" margin.

Elevation drawings must be in ink.

LESLIE LANE
N
S

33001 SE 14 SEAMANIA
GENERAL FREIGHT LOT
WEST
EAST
BEACON PARK
N
S