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Return Address: Jim and Billie Davis
352 Mount Pleasant Road
Washougal, WA 98671

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FILED FOR RECORD
SKAMANIA CO. WASH
BY Jim & Billie Davis

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Amosen
AUDITOR
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 509 427-8288

Administrative Decision

APPLICANT: Jim and Billie Davis

FILE NO.: NSA-01-31

PROJECT: Replacement of an accessory building

LOCATION: 352 Mount Pleasant Road, off of Belle Center Road, in Washougal; Section 8 of TIN, R5E, W.M., and identified as Skamania County Tax Lot # 1-5-8-1304.

ZONING: Special Management Area - Agriculture

LEGAL: See Page 5

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Jim and Billie Davis, 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) Front yard setbacks shall be as follows: 50 feet from the front lot line or 30 feet from the centerline of a public or private road. Side yard setbacks shall be 20 feet and rear yard setbacks shall be 25 feet.
- 3) Removal of vegetation and grading is limited to the which is necessary for site development. Graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.
- 4) The structure height shall remain below the average tree canopy level.
- 5) Only non-reflective materials or materials with low reflectivity are permitted.
- 6) Exterior lighting shall be sited, limited in intensity, shielded or hooded in a manner that prevents lights from being highly visible from key viewing areas and from noticeably contrasting with the surrounding landscape setting, except for road lighting necessary for safety purposes. See the "Zoning News" article attached to the Staff Report.
- 7) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.
- 8) The exterior of all proposed buildings shall be visually subordinate to the natural and cultural patterns in the landscape setting and shall be earth-tone colors that will result in low contrast with the surrounding landscape. White is also permitted in the Mt. Pleasant area. Prior to issuance of a building permit, the applicant shall provide the Department with color samples to verify consistency with this criterion.
- 9) There is 200 foot setback from the spring/stream on the northern portion of the lot.
- 10) The applicant shall comply with all conditions for visual subordination, prior to final inspection by the Building Department. The applicant shall coordinate all inspections with the Building Department. Planning Department staff should be able to conduct a final inspection site visit within four business days from the time of calling for the inspection. Final inspection will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.

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- 11) The Planning Department will conduct at least two site visits during construction. Each inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Building Department at 509-427-9484.
- 12) 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, 2001, at Stevenson, Washington.


Heather O'Donnell, Associate Planner
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), this 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 7/25/01. Notice of Appeal forms are available at the Department Office.

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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 Administrative 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

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REAL ESTATE CONTRACT

For Unimproved Property

THIS CONTRACT, made this 15th day of July, 1976, between
 JACK D. COLLINS, JR. and IRMA B. COLLINS, hereinafter called the "seller" and
 husband and wife,
 JAMES C. DAVIS and KILLIE L. DAVIS, hereinafter called the "purchaser,"
 husband and wife,
 WITNESSETH: The seller agrees to sell to the purchaser, and the purchaser agrees to purchase of the

seller the following described real estate with the appurtenances, situate in Skamania County,
 Washington:

A tract of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 8, Township 1 North, Range 5 E. V. M., described as follows:

Beginning at the south quarter corner of the said Section 8, said point being a brass monument in the right of way of Bell Center Road; thence north 01° 58' 31" east 1399.64 feet to the northwest corner of the SW 1/4 of the SE 1/4 of the said Section 8; thence north 88° 00' 00" east along the north line of the SW 1/4 of the said Section 8 a distance of 2076.63 feet to the true point of beginning; thence north 02° 00' 51" east a distance of 1186.31 feet to the center of Mt. Pleasant Road; thence south 76° 03' 08" east a distance of 155.79 feet to the beginning of a curve to the left; thence along the arc of the curve a distance of 214.83 feet through a central angle of 21° 29' 03" with a radius of 572.96 feet (the long chord of which bears south 86° 47' 38" east and has a length of 213.58 feet); thence north 82° 27' 52" east a distance of 14.92 feet along the center of Struck Road; thence south 02° 00' 51" west 1127.41 feet to the north line of the SW 1/4 of the said Section 8; thence south 88° 00' 00" west 381.60 feet to the point of beginning: said tract containing 10.01 acres, more or less; SUBJECT TO easements and rights of way for county roads; AND SUBJECT TO an easement for a water pipeline granted to Eugene E. Howard and Iola M. Howard, his wife.

On the following terms and conditions: The purchase price is FIFTEEN THOUSAND and NO/100 - ONE THOUSAND FIVE HUNDRED and NO/100 - (\$ 15,000.00) dollars, of which has been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows:

The purchasers agree to pay the balance of the purchase price in the sum of Thirteen Thousand Five Hundred and No/100 (\$13,500.00) Dollars in monthly installments of One Hundred Twenty and No/100 (\$120.00) Dollars, or more, commencing on the 15th day of August, 1976, and on the 15th day of each and every month thereafter until the full amount of the purchase price together with interest shall have been paid. The said monthly installments shall include interest at the rate of eight and one-half per cent (8 1/2%) per annum computed upon the monthly balances of the unpaid purchase price, and shall be applied first to interest and then to principal. The purchasers reserve the right at any time they are not in default under the terms and conditions of this contract to pay without penalty any part or all of the unpaid purchase price, plus interest, then due.

The sellers or their agent make no warranty or representation as to the availability of water on said property. Said real property has been classified by the Skamania County Assessor as forest land pursuant to RCW 84.33 and is subject to the provisions thereof.

The purchaser may enter into possession July 15, 1976.

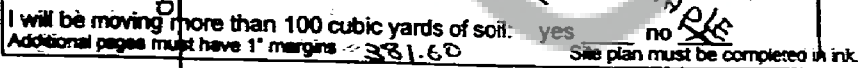
The property has been carefully inspected by the purchaser, and no agreements or representations pertaining thereto, or to this transaction, have been made, save such as are stated herein.

The purchaser agrees to pay before delinquency all taxes and assessments assumed by him, if any, and any which may, as between grantor and grantee, hereafter become a lien on the premises; not to permit waste; and not to use the premises for any illegal purpose. If the purchaser shall fail to pay before delinquency any such taxes or assessments, the seller may pay them, and the amounts so paid shall be deemed part of the purchase price and be payable forthwith with interest at the rate of ten per cent per annum until paid, without prejudice to any other right of the seller by reason of such failure.

The purchaser assumes all risk of the taking of any part of the property for a public use, and agrees that any such taking shall not constitute a failure of consideration, but all moneys received by the seller by reason thereof shall be applied as a payment on account of the purchase price, less any sums which the seller may be required to expend in procuring such moneys.

SITE PLAN:

Scale: 1" inches = 35 feet
App.



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