

141934

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Return Address: Edward Callahan  
Patricia Murry-Coffman  
PO Box 969  
Stevenson, WA 98648

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Ed Callahan*

AUG 7 12 27 PM '01  
*P. Lowry*  
AUDITOR  
GARY M. 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: Ed Callahan

FILE NO.: NSA-01-27

PROJECT: Construct a barn and a freestanding keystone block wall.

LOCATION: 1091 Berge Road, in Home Valley, Section <sup>27</sup> of T2N, R6E, W.M. and identified  
as Skamania County Tax Lot #~~26-32-204~~ <sup>03-08-27-00-0290</sup>

LEGAL  
DESCRIPTION: See page five.

ZONING: General Management Area-Residential (R-5).

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Ed Callahan, 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.

Proposed	<input checked="" type="checkbox"/>
Approved	<input checked="" type="checkbox"/>
Reviewed	<input checked="" type="checkbox"/>
Printed	<input checked="" type="checkbox"/>
Filed	<input checked="" type="checkbox"/>



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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 (Site Plan A) as well as the keystone block wall from Site Plan B, 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 issuance of an occupancy permit or prior to final inspection for the home.
- 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 or placement permits. Color samples shall include colors for siding, trim, window frames, roof, doors, gutters and downspouts.
- 4) Only non-reflective building material or materials with low-reflectivity shall be used.
- 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 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.
- 6) If the amount of grading for the approved development is going to exceed 100 cubic yards, the applicant shall submit a grading plan. See Staff Report for specific requirements of the grading plan.
- 7) All existing trees, except those necessary for site development or safety purposes shall be retained and maintained in a healthy condition. Dead or dying trees should be replaced with same species in approximately the same location.
- 8) Prior to final inspection, all proposed plantings shown on the approved site plan shall be planted. The trees shall be planted on 12 foot centers and be 6 feet in height, not counting root wad. Also, at least half of the trees shall be species native to the setting or commonly found in the area, and at least half of the trees shall be coniferous to provide winter screening.
- 9) All of the above conditions relating to visual subordination shall be satisfied prior final inspection as there are not any special conditions that would require additional time to achieve compliance.
- 10) Property line setbacks shall be: Front yard - 50 feet from the centerline of the street or road or 20 feet from the property line, whichever is greater; Side yard - 20 feet; Rear yard - 20 feet. All



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structures, except fences, including eaves, awnings and overhangs should be required to meet these setbacks.

- 11) 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 18 day of July, 2001, at Stevenson, Washington.

  
Steve Grichel, 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 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 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 August 7, 2001. Notice of Appeal forms are available at the Department Office.

#### WARNING

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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



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Nike Holmes

Feb 13 10 41 A. '53

# REAL ESTATE EXCISE TAX

20699

MAR 13 2000

PAID 1851.

SKAMANIA COUNTY TREASURER

## STATUTORY WARRANTY DEED

Sup. 178-04  
10-1-10 12-1-10  
10-1-10 12-1-10  
10-1-10 12-1-10  
10-1-10 12-1-10  
10-1-10 12-1-10

~~28. EAST~~

Date 3-1-2000 Prod # 3-P-7-22  
Officer

ALSO EXCEPT that portion conveyed to Mark L. Bausch et al., by instrument recorded April 29, 1974 in Book 66, Page 642, in Auditors File No. 7419, Skamania County Deed Records

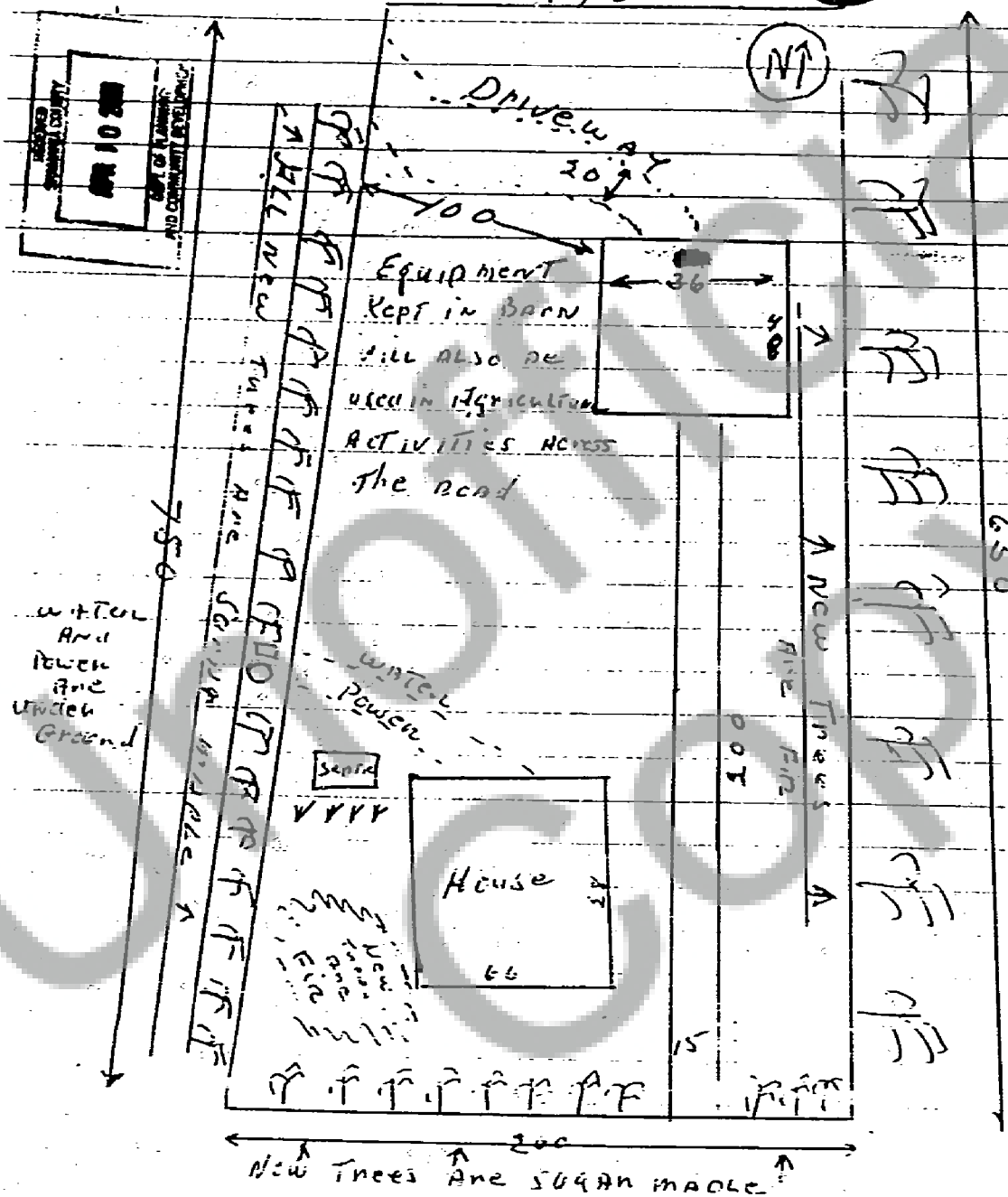
Terrain Features  
LEVEL

No Ditching

1 Inch is 50

A

175





Terrain Features  
(Level).....

No Digging

1 inch 1B 50.1

