

142125

Return Address: Skip Whitley
231 Wess Road
Underwood, WA 98651

BOOK 213 PAGE 996

FILED FOR RECORD
SKAMANIA CO. WASH
BY Skip Whitley

AUG 24 2 29 PM '01

Whitley

AUDITOR
GARY H. OLSON

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Sicverson, Washington 98648
509 427-9458 FAX 509 427-3288

Administrative Decision

Proposed	<input checked="" type="checkbox"/>
Address	<input checked="" type="checkbox"/>
Map	<input checked="" type="checkbox"/>
Plan	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>

APPLICANT: Arnold "Skip" Whitley

FILE NO.: NSA-01-32

PROJECT: Add an attached garage onto an existing house, and construct a concrete retaining wall behind the proposed garage.

LOCATION: 231 Wess Road off of Trillium Trail; Section 21 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #3-10-21-3-2-106.

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 Arnold Whitley, 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) If grading is to exceed 100 cubic yards, the applicant shall submit a grading plan to the Planning Department. For specifics on what is required in a grading plan see the Staff Report.

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) The color of the garage may match the color of the existing house. If the applicant chooses not to match the color of the house, then 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.
- 4) The exteriors of all new development shall be composed of non-reflective materials or material with low reflectivity.
- 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) All existing vegetation, except that which is necessary for site development, safety purposes or as part of forest management practices shall be retained and maintained in a healthy condition. Dead or dying trees should be replaced with same species in approximately the same location.
- 7) The applicant shall plant two screening trees just below the approved garage, east of the existing arborvitae. At least one of the trees shall be native to the setting or commonly found in the area and at least one shall be coniferous to provide winter screening. The trees shall be six feet tall at the time of planting (not including root wad) and shall be spaced on twelve foot centers.
- 8) All of the above conditions relating to visual subordination shall be satisfied prior to final inspection as there are not any special conditions that would require additional time to achieve compliance.

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- 9) Property line setbacks shall be: Front yard - 45 feet from the centerline of the street or road or 15 feet from the property line, whichever is greater; Side yard - 5 feet; Rear yard - 15 feet. All structures, except fences, including eaves, awnings and overhangs should be required to meet these setbacks.
- 10) 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 1 day of August, 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 20, 2001. 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 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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FILED FOR RECORD
SKAMANIA CO. WASH
BY RECORDER CO. W.

APR 6 12 37 PM '98

RECORDER
AUDITOR
GARY M. OLSON

BOOK 01

RECORDING MAIL TO:

P.O. BOX 660

City/State: HOOD RIVER, OR 97031

8-2-630

Quit Claim Deed

THE GRANTOR

CINDY HODGES, a single person
for and in consideration of

half of debt currently owed
conveys and quit claims to

ARNOLD B. WHITLEY, a single person

the following described real estate, situated in the County of SKAMANIA, State of Washington,
together with all other acquired title of the grantor(s) therein:

Lot 10, and the South 44 feet of even width of Lot 9, ORINGTON HEIGHTS,
according to the recorded plat thereof, recorded in Book A of Plats,
Page 146, in the County of Skamania, State of Washington.

REAL ESTATE EXCISE TAX

19024
APR - 6 1998

PAID 762.94
SKAMANIA COUNTY TREASURER

Gary M. Maran, Skamania County Assessor
Date 4/6/98 Parcel # 3-10-21-3-2-106

Assessor's Property Tax Parcel/Account Number(s): 03-01-21-2-0106-00

s/b 3-10-21-3-2-106

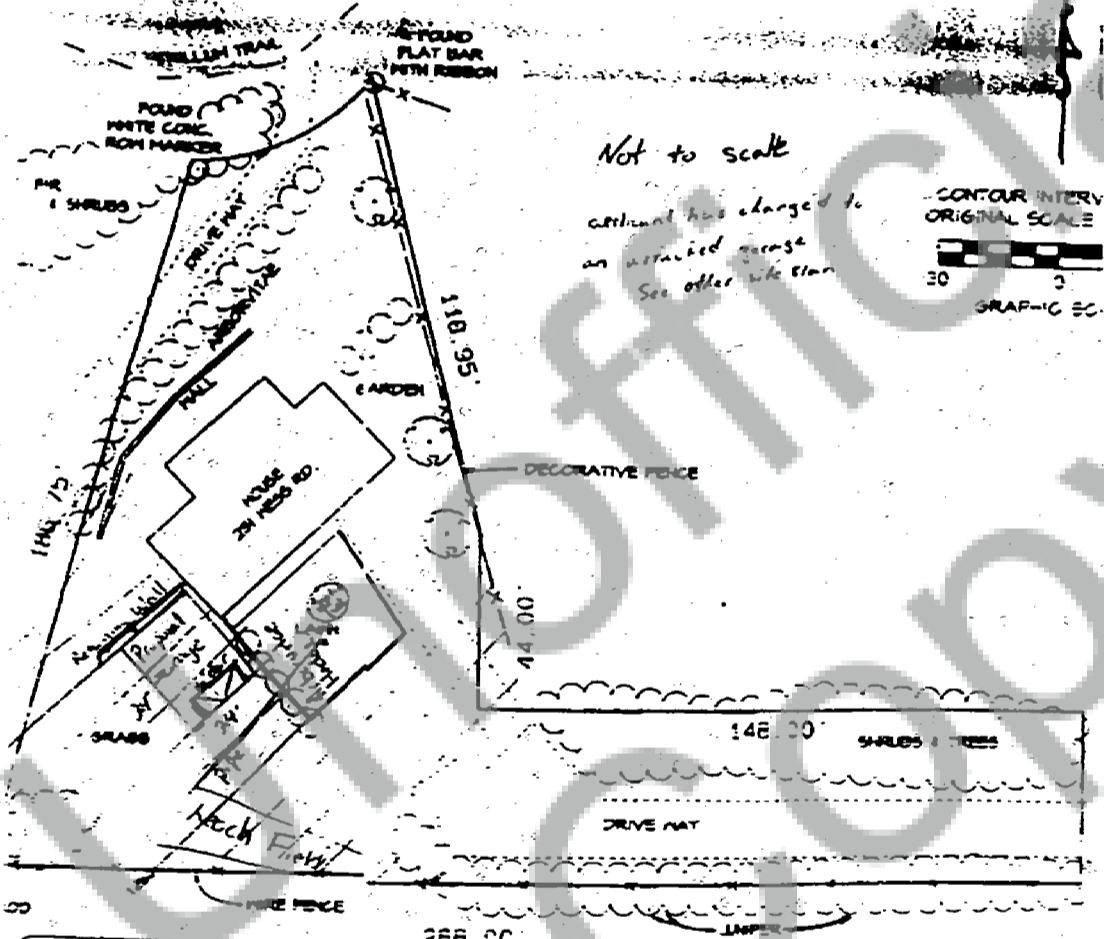
Dated APRIL 2, 1998

Cindy Hodges
CINDY HODGES

By: _____
By: _____

04/23/2001 14:35 5094933665 04/23/2001 14:35 5094933665 BELL DESIGN COMPANY

SUBDIVISION



<p>BELL DESIGN COMPANY LANDSCAPE ARCHITECTS</p>	<p>DATE: _____</p> <p>BY: _____</p> <p>CHECKED: _____</p> <p>APPROVED: _____</p>	<p>SITE PLAN</p> <p>FOR SHIP WHITLEY</p> <p>SKAMANIA COUNTY, WASHINGTON</p>	<p>SHEET: _____</p> <p>PROJECT: _____</p> <p>DATE: 10/01/00</p>
	<p>288.00</p>		

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