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BOOK 214 PAGE 52

Return Address: Ron & Debra Stuart  
719 SE 100<sup>th</sup> Avenue  
Vancouver, WA 98664

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Ron & Debra Stuart*

AUG 27 3 49 PM '01

*G. Lawry*  
AUDITOR  
GARY H. OLSON

Skamania County  
Department of Planning and  
Community Development

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

Administrative Decision

Proposed	_____
Reviewed by	_____
Reviewed by	_____
Reviewed by	_____
Reviewed by	_____
Reviewed by	_____

**APPLICANT:** Ron & Debra Stuart

**FILE NO.:** NSA-01-41

**PROJECT:** Single Family Residence (placement of manufactured home (with porches) on previous homesite with temporary water tank, utilize existing utilities

**LOCATION:** Lot #1 of the Ferguson Short Plat, Meko Way off Belle Center Road; Section 8 of T1N, Range 5E, W.M. and identified as Skamania County Tax Lot #1-5-8-802

**LEGAL:** See attached Page 5

**ZONING:** General Management Area zoned Residential (R-10)

**DECISION:** Based upon the Staff Report, the application by Ron & Debra Stuart, 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) Setbacks (including roof/ eaves, decks/ porches) for all structures shall be as follows: Front yard: 50 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater, Side yard: 20 feet, Rear yard: 20 feet. Determination of the property line location is the responsibility of the applicant and must be confirmed by a surveyor if the property boundary is in question.
- 3) Grading shall be kept to a minimum, only that grading which is necessary for site development is permitted. Graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.
- 4) The applicant and future owners shall be responsible for the proper maintenance and survival of any planted vegetation required under this Decision. See Condition #3.
- 5) Only those trees which are necessary for site development are permitted for removal.
- 6) It is recommended that the site plan be reviewed for compliance with existing deeds, easements, agreements, and covenants.
- 7) The applicant shall comply with all conditions, 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 occupancy will not be issued until compliance with all conditions of approval has been verified.
- 8) The Planning Department will conduct at least two site visits during construction. One to confirm the site and one after excavation but prior to framing of the footers. 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.
- 9) The following procedures shall be effected when cultural resources are discovered during construction activities:



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- 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 25<sup>th</sup> 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 **HALL 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 8/14/01. Notice of Appeal forms are available at the Department Office.

#### 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.

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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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BOOK 205 PAGE 145

When Recorded Mail to:  
DANNY J. RAPHAEL  
LISA ANN RAPHAEL  
330 SE 12th Place  
North Bend, WA 98045

REAL ESTATE EXCISE TAX  
21244

DEC 13 2000

PAID *to Kempt*  
*W. J. Kempt, Jr.*  
SKAMANIA COUNTY TREASURER

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *R. Allen Frazee*

Dec 13 4 35 PM '00

*D. Lavy*  
AUDITOR  
GARY M. OLSON

### BUYER'S ASSIGNMENT OF REAL ESTATE CONTRACT & DEED

Recorded at the Request of: PRICE & FARRINGTON / The drafterman assumes no responsibility for the legal description and stated title owner(s) herein which were supplied by the parties hereto.

GRANTORS, DANNY J. RAPHAEL and LISA ANN RAPHAEL, as individual persons and as Husband and Wife, in order to change title herein, do hereby convey and quit claim to DANNY J. RAPHAEL and LISA ANN RAPHAEL, Trustees, or their successors in trust, under the RAPHAEL FAMILY LIVING TRUST, dated September 6, 2000, and any amendments thereto, as community property, GRANTEE, the following described real property in the County of SKAMANIA, State of WASHINGTON, including any interest therein which Grantors may hereafter acquire:

LOT 1 OF ROBERT FERGUSON'S SHORT PLAT NO. 1, RECORDED SEPTEMBER 14, 1977, IN BOOK 2 OF SHORT PLATS, PAGE 13, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Assessor's Tax Parcel #: 01-05-00 4-0-0003-00

Including and subject to all matters of record.

and does hereby assign, transfer and set over to the Grantee that certain Real Estate Contract dated July 12, 1979, and recorded on July 16, 1979 under Auditor's File Number 89957, between Crown Lands, Inc., an Oregon Corporation, as Seller, and DANNY J. RAPHAEL, as Purchaser, for the sale and purchase of the above described real estate. The Grantee hereby assumes and agrees to fulfill the conditions of said real estate contract.

DATED and delivered this 10th day of November, 2000.

C:\ADP\RAPHAE\SKAMANIA CO. DEED.DOC

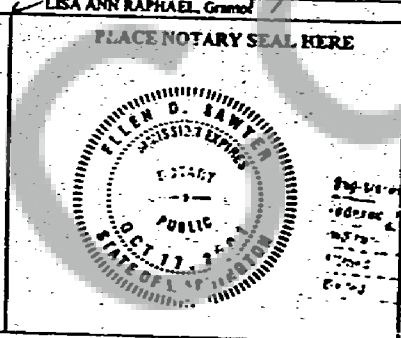
Gary M. Olson, Skamania County Assessor

1-5-8-009

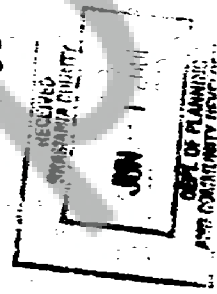
DANNY J. RAPHAEL, Grantor

LISA ANN RAPHAEL, Grantor

STATE OF WASHINGTON )  
COUNTY OF KING )  
On this day personally appeared before me DANNY J. RAPHAEL and LISA ANN RAPHAEL, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.  
GIVEN under my hand and official seal this 10th day of November, 2000.  
*G. D. Sawyer*  
NOTARY PUBLIC  
in and for the State of WASHINGTON  
My Commission Expires: Oct 17, 2001



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Site plan must be completed in ink

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