

142157

Return Address: Robert Pullman
121 Deepwood Lane
Skamania, WA 98648

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FILED FOR RECORD
SKAMANIA CO WASH
BY *Robert Pullman*

AUG 28 3 35 PM '01

P. Olson
AUDITOR
GARY M. OLSON

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Slevenson, Washington 98648
509 427-9451 FAX 509 427-8288

Administrative Decision

APPLICANT: Robert Pullman
FILE NO.: NSA-01-35
PROJECT: Place fill in order to level driveway and reduce slopes for planting vegetation.
LOCATION: 121 Deepwood Lane, Skamania; Section 28 of T2N, R6E, W.M. and identified as Skamania County Tax Lot #2-6-28-901.
LEGAL DESCRIPTION: See page five.
ZONING: General Management Area-Small Woodland (F-3).
DECISION: Based upon the entire record, including particularly the Staff Report, the application by Robert Pullman, 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.

Supervisor	<input checked="" type="checkbox"/>
Approved by	<input checked="" type="checkbox"/>
Reviewed by	<input checked="" type="checkbox"/>
Filed	<input checked="" type="checkbox"/>
Index	<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, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) Existing vegetation shall be retained as much as possible, except that which is necessary for site development, safety purposes or as part of forest management practices.
- 3) Prior to the Planning Department signing off on the Request For Excess Materials Application/Permit, the applicant shall notify the Planning Department in writing whether grading is expected to exceed 100 cubic yards. A grading plan shall be submitted if grading will exceed 100 cubic yards on land with greater than a 10% slope. See Staff Report for specific requirements of the grading plan, if necessary.
- 4) 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.
- 5) 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.

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Dated and Signed this 12 day of July, 2001, at Stevenson, Washington.

Steve Grichel
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 6, 2001. 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 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

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Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

Unofficial Copy

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APR 19 1997

FILED FOR RECORD
SKAMANIA CO. WASH
BY Joseph Udall

SEP 16 9 36 AM '97

DEPT. OF PLANNING
AND COMMUNITY DEVELOPMENT
REAL ESTATE EXCISE TAX

Filed for Record at request of:

JOSEPH L. UDALL
Attorney at Law
P.O. Box 858
Stevenson, WA 98648

19029

SEP 16 1997

PAID 640.00

JD

SKAMANIA COUNTY TREASURER

GARY M. OLSON
AUDITOR

Statutory Warranty Deed

THE GRANTOR, EAGLE RIDGE DEVELOPMENT CORPORATION, a Washington corporation, for and in consideration of ONE DOLLAR and other good and valuable consideration in hand paid, conveys and warrants to ROBERT P. FULLMAN and ELIZABETH A. GORDON, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:

A tract of land in the Northeast Quarter of the Southwest Quarter of Section 28, Township 2 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows:

Lot 2 Eagle Ridge Short Plat, recorded in Book 3 of Short Plats, Page 276 Skamania County Records.

Tax Parcel No. 02 06 28 0 0 0901 00

Real Estate Sales Tax was paid on this sale on September 15, 1997. Rec No. 19029

DATED this 15th day of September, 1997

Gary M. Olson, Skamania County Auditor

By: 9-16-97, Parcel # 1-6-28-981

EAGLE RIDGE DEVELOPMENT CORPORATION

RONALD G. POWELL, President

STATE OF WASHINGTON
County of Skamania

I, the undersigned, do hereby certify that I know or have satisfactory evidence that RONALD G. POWELL, the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of EAGLE RIDGE DEVELOPMENT CORPORATION for the free and voluntary act of such party for the uses and purposes herein stated in the instrument.

Joseph L. Udall
Notary Public for Washington
Residing at Stevenson, WA
My commission expires 9-26-97

SITE PLAN:

Scale: 3/4 inches = 100 feet

Existing 60' wide road easement

DEEPWOOD LANE

G = garage
26' x 26' x 20' high

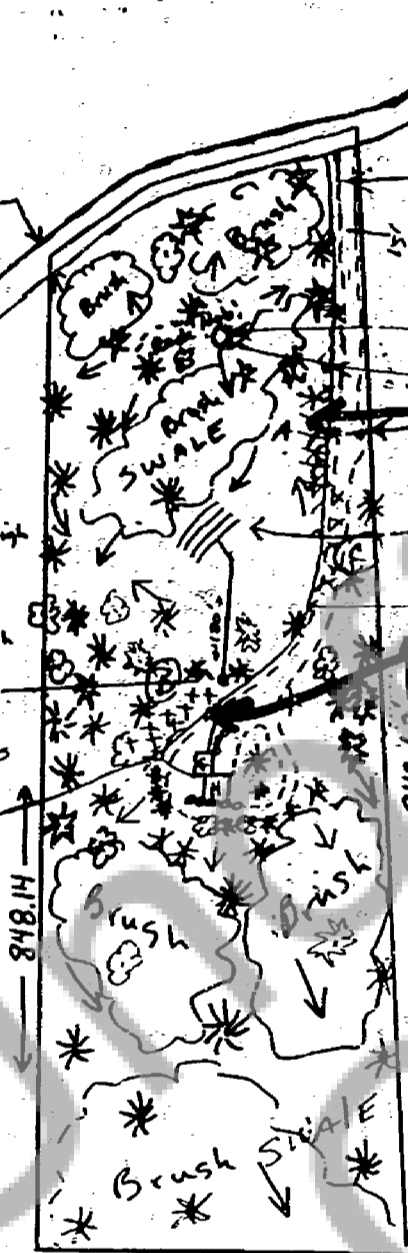
H = house
28' x 34' x 24' high

Septic Tank

Rock walls

Electric Meter

N



A = 75'-80'

B = 30'

X =

FILL + GRADE AREA

C
X = RAISE ROAD BED (MAYBE)

No TREE REMOVAL

* = douglas fir

⊗ = maple

* = alder

Brush = immature alder/cherry vine maple, blackberry with salad & oregon grape

5.31 Acres GROSS

5.14 Acres excluding R/W

APR 19 2001

DEPT. OF PLANNING
PRELIMINARY DEVELOPMENT

NATIONAL SCENIC LAND USE APPLICATION

(Additional pages must have 1" margin)