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BOOK 215 PAGE 333

Return Address: Sprint PCS  
c/o Claudia Gemberlinger  
RS & L Consulting Services  
4683 Chabot Drive, Suite 100  
Pleasanton, CA 94588

FILE TO RECORD  
SKAMANIA CO. WASH  
BY *Mericom*

Oct 3 3 33 PM '01  
*Olson*  
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

**Director's Decision**

**APPLICANT:** Sprint PCS for Horst and Sanger Schwarz

**FILE NO.:** NSA-00-07

**PROJECT:** Construct a Utility Facility with Monopole Antenna inside a Fenced Compound

**LOCATION:** 91 Cook-Underwood Road; Section 34 of T3N, Range 9E, W.M. and identified as Skamania Tax Lot #3-9-34-21-1000

**LEGAL:** Lots 1, 2, 3, 4, 5, and 6 of Block 2 of the townsite of Cooks, according to the official plat thereof on file and record at page 33 of Plate, Records of Skamania County. Book A.

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

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Sprint PCS for Horst and Sanger Schwarz, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

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	/
Reviewed	/
Approved	/
Disapproved	/
Other	/

Skamania County Planning and Community Development  
 File: NSA-00-07 Director's Decision  
 Page 2

**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 updated site plan received December 27, 2000, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) Setbacks shall be as follows: For the front, 45' from the center of Cook-Underwood Road or 15' from the front lot line, whichever is greater. For the rear, 15' and for the side, 5' from each side lot line. The applicant shall also maintain a setback of at least 100' from the Columbia River. The monopole shall be set back as far to the northeast as practicable. 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) The applicant shall not lease the land from the owner as that would be creating another parcel that would could meet the minimum lot size requirement.
- 4) The applicant's proposed erosion control methods shall be adopted: the contractor will minimize traffic above prepared subgrade, will install a working surface of quarry spalls or clean sand and gravel to protect subgrade from vehicular traffic during wet conditions and will re-seed area to control erosion after construction. All graded areas should be re-seeded with native vegetation prior to final inspection by the Planning Department. Please also see conditions 11-15 for additional plantings required by this Decision. The applicant shall also utilize hay bales and silt fencing to eliminate soils off site.
- 5) The monopole shall not exceed the treeline height of the surrounding trees, such as the two firs to the east and the treeline to the north.
- 6) Only non-reflective or materials with low reflectivity, such as wood and low-gloss paints and stains, shall be used as exterior materials.
- 7) Exterior lighting shall be limited to only that which is necessary, such as that needed at the time of servicing. All exterior lighting shall be hooded/ shielded to a 90° angle as demonstrated in the attached "Zoning News" article. Hoods/ shields shall be composed of only non-reflective and opaque materials so that light does not pass through.
- 8) Stealth techniques shall be used to disguise the monopole to appear in the likeness of a structure within the vicinity that is similar in height, such as a (fir) tree or a wood telephone pole. Design plans shall be submitted to the Planning Department prior to issuance of a building permit.

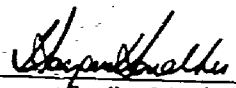
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Skamania County Planning and Community Development  
File: NSA-00-07 Director's Decision  
Page 4

- 18) 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 22<sup>nd</sup> day of January, 2001, at Stevenson, Washington.

  
Harpreet Sandhu, Director  
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), the Director's Decision **SHALL BE RECORDED** in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), the decision of the Director 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

The decision of the Director 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 2/12/01. Notice of Appeal forms are available at the Department Office.

<b>UNGED</b>		<b>3 SITE PLAN</b>		<b>2 KEY PLAN</b>		<b>1</b>	
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<b>702</b>		<b>703</b>		<b>704</b>		<b>705</b>	
<b>706</b>		<b>707</b>		<b>708</b>		<b>709</b>	
<b>710</b>		<b>711</b>		<b>712</b>		<b>713</b>	
<b>714</b>		<b>715</b>		<b>716</b>		<b>717</b>	
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<b>722</b>		<b>723</b>		<b>724</b>		<b>725</b>	
<b>726</b>		<b>727</b>		<b>728</b>		<b>729</b>	
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<b>738</b>		<b>739</b>		<b>740</b>		<b>741</b>	
<b>742</b>		<b>743</b>		<b>744</b>		<b>745</b>	
<b>746</b>		<b>747</b>		<b>748</b>		<b>749</b>	
<b>750</b>		<b>751</b>		<b>752</b>		<b>753</b>	
<b>754</b>		<b>755</b>		<b>756</b>		<b>757</b>	
<b>758</b>		<b>759</b>		<b>760</b>		<b>761</b>	
<b>762</b>		<b>763</b>		<b>764</b>		<b>765</b>	
<b>766</b>		<b>767</b>		<b>768</b>		<b>769</b>	
<b>770</b>							



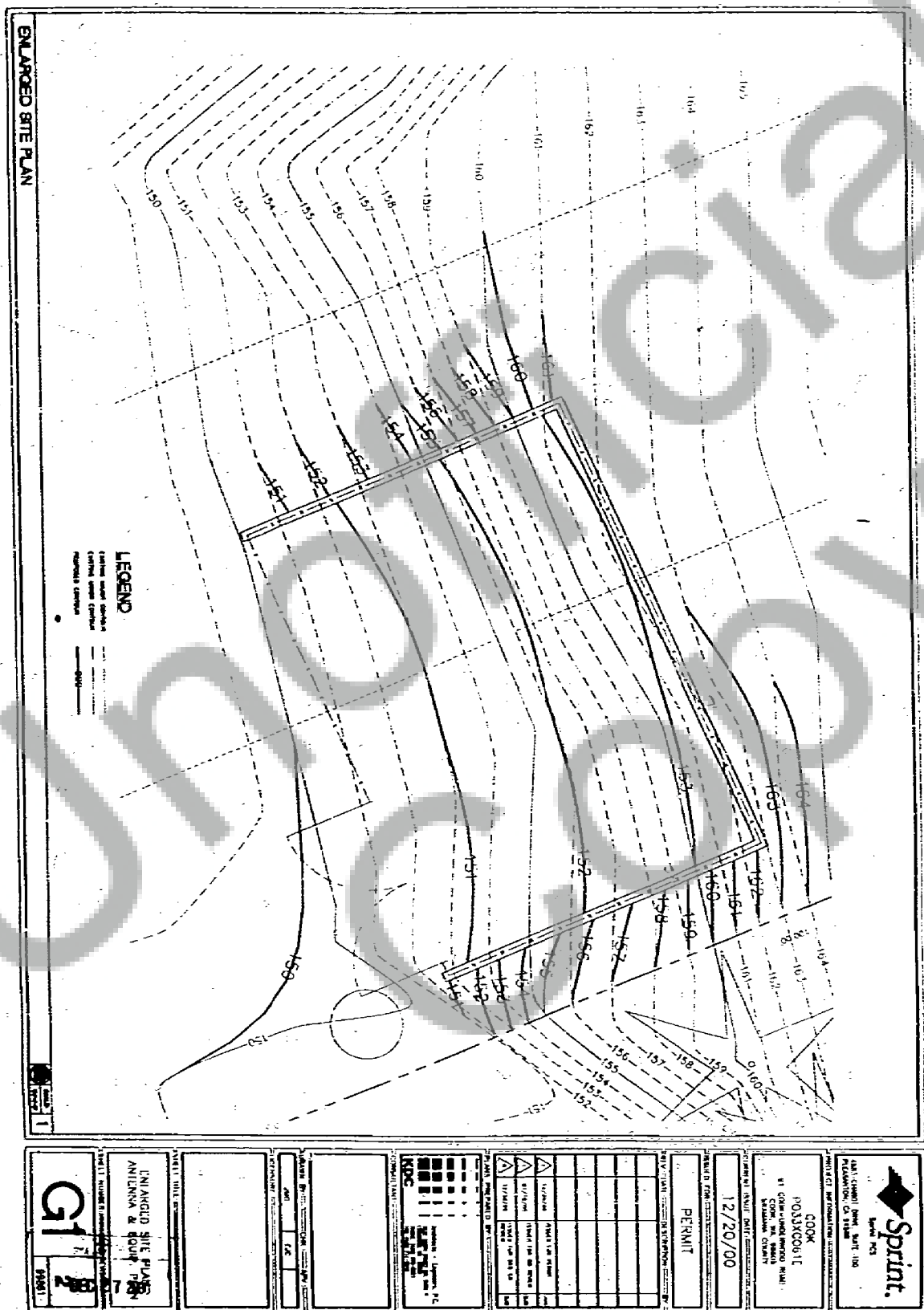
**EQUIPMENT LAYOUT**

**ANTENNA LAYOUT**

**ANTENNA AND COAXIAL CABLE SCHEDULE**

NO.	DESCRIPTION	QUANTITY	REMARKS
1	ANTENNA	1	
2	COAXIAL CABLE	100	
3	...	...	...

**ENLARGED SITE PLAN**





[illegible]

