

143289

Return Address: Linnard Simpkins
32901 HWY 14
Stevenson, WA 98648-6143

BOOK 218 PAGE 610

FILED
SKAMANIA COUNTY
Linnard Simpkins
Dec 26 2 29 PM '01
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

REPLACEMENT
Administrative Decision

EXAMINED ☒
RECEIVED ☒
DATE ☒
TIME ☒
BY ☒

APPLICANT: Linnard Simpkins
FILE NO.: NSA-01-44
PROJECT: Doublewide manufactured home, septic, utilities, one accessory structure and one temporary accessory structure
LOCATION: 32901 HWY 14 in Skamania; Section 34 of T2N, Range 6E, W.M. and identified as Skamania County Tax Lot #2-6-34-00-900
LEGAL: See attached Page 5
ZONING: General Management Area - Rural Center
DECISION: Based upon the record and the Staff Report, the application by Linnard Simpkins, 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 Southwest Washington Health Department.

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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- 1) The ORIGINAL Administrative Decision for this file, file number NSA-01-44, dated October 24, 2001 is hereby withdrawn, voided and vacated. This REPLACEMENT Administrative Decision hereby replaces that prior decision in its entirety.
- 2) 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.
- 3) Setbacks (including roof/ eaves, decks/ porches) for all structures shall be as follows: Front yard: 45 feet from the centerline of the street or road or 15 feet from the front property line, whichever is greater, Side yard: 5 feet, Rear yard: 15 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.
- 4) No new development is authorized for Skamania County Tax Lot #2-6-34-0-0-901, since development review has only been completed for Skamania County Tax Lot #2-6-34-0-0-900.
- 5) Maintenance and repair (i.e. minimal grading and surface rocking) is an allowed use on the existing road on lot #901 to access lot #900.
- 6) The temporary storage building shall be removed within 30 days of final occupancy of the house and completion of the garage.
- 7) No trees on the property are permitted for removal, as it is not necessary for site development.
- 8) The applicant and future owners shall be responsible for the maintenance of all vegetation required under this Decision. Dead and dying trees shall be replaced in kind.
- 9) The use of wood, logs, or stone in the building designs is encouraged.
- 10) The applicant has indicated that the structures would be neutral, earth colors of dark and light green wood. This would be similar to the surrounding landscape vegetation and is thus compatible with the setting. Prior to issuance of a placement permit or building permit, the applicant shall submit color samples to verify compatibility with the landscape setting and/or developed (adjacent houses/accessory structures) setting, see page 4 of the Staff Report.

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- 11) All graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.
- 12) 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 inspection and/or occupancy will not be issued until compliance with all conditions of approval has been verified.
- 13) The Planning Department will conduct at least two site visits during construction; one to confirm the location of the structures, and one after excavation but prior to the 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.
- 14) Mr. Clifford Washines of the Yakama Indian Nation shall also be contacted in the event that evidence of cultural and/or historic resources are discovered in the area.
- 15) 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 4th day of December, 2001, at Stevenson, Washington.



Karen A. Witherspoon, AICP
Director, Skamania County Planning and Community Development

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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** by the applicant 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 form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Planning Department Office and must be accompanied by a \$500.00 nonrefundable filing fee.

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 112 PAGE 955

FILED IN RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

MAY 11 9 16 AM '09

GARY E. OLSON

BOOK 218 PAGE 64

C-15157/ES-777

STATUTORY WARRANTY DEED

FOR A VALUABLE CONSIDERATION, Carrie E. Grenia, as her separate property, as to an undivided one-tenth interest; Faye B. Flanery, as her separate property, as to an undivided one-tenth interest; Arthur Clyde Williams, as his separate property, as to an undivided one-tenth interest; Ida Altringer, as her separate property, as to an undivided one-tenth interest; Mary Gail Fischer Dumoulin, as her separate property, heir at law of Albert Ray Williams and Beverly R. Williams, both deceased, as to an undivided one-tenth interest; Dawn C. Burdsall, formerly known as Dawn Josephine Cushing, as her separate property, heir at law of Pearl Cushing, deceased, as to an undivided one-tenth interest; A. Clyde Williams, personal representative of the estate of Amy Grace Beason, deceased, as to an undivided one-tenth interest; William M. Williams and Judy, heirs at law of Harry W. Williams, deceased, as their separate property, each as to an undivided one-twentieth interest; Joan Adair Anderson, Marilyn G. Portwood, and Valerie Auger Alexander, each as to his or her separate property, each of whom is a grantee from Dora E. Walker, and each of whom holds an undivided one-thirtieth interest therein; Dora Walker, personal representative of the estate of Nina Elizabeth Williams, deceased, as an undivided one-tenth interest; all of the foregoing named parties, being the grantors herein, hereby grant, convey, and warrant to Linnard Simpkins and Velma Simpkins, husband and wife, grantees, the following described real property situated in Skamania County, Washington, and being more particularly described as follows:

12712

REAL ESTATE EXCISE TAX

MAY 11 1989

PAID 104.00

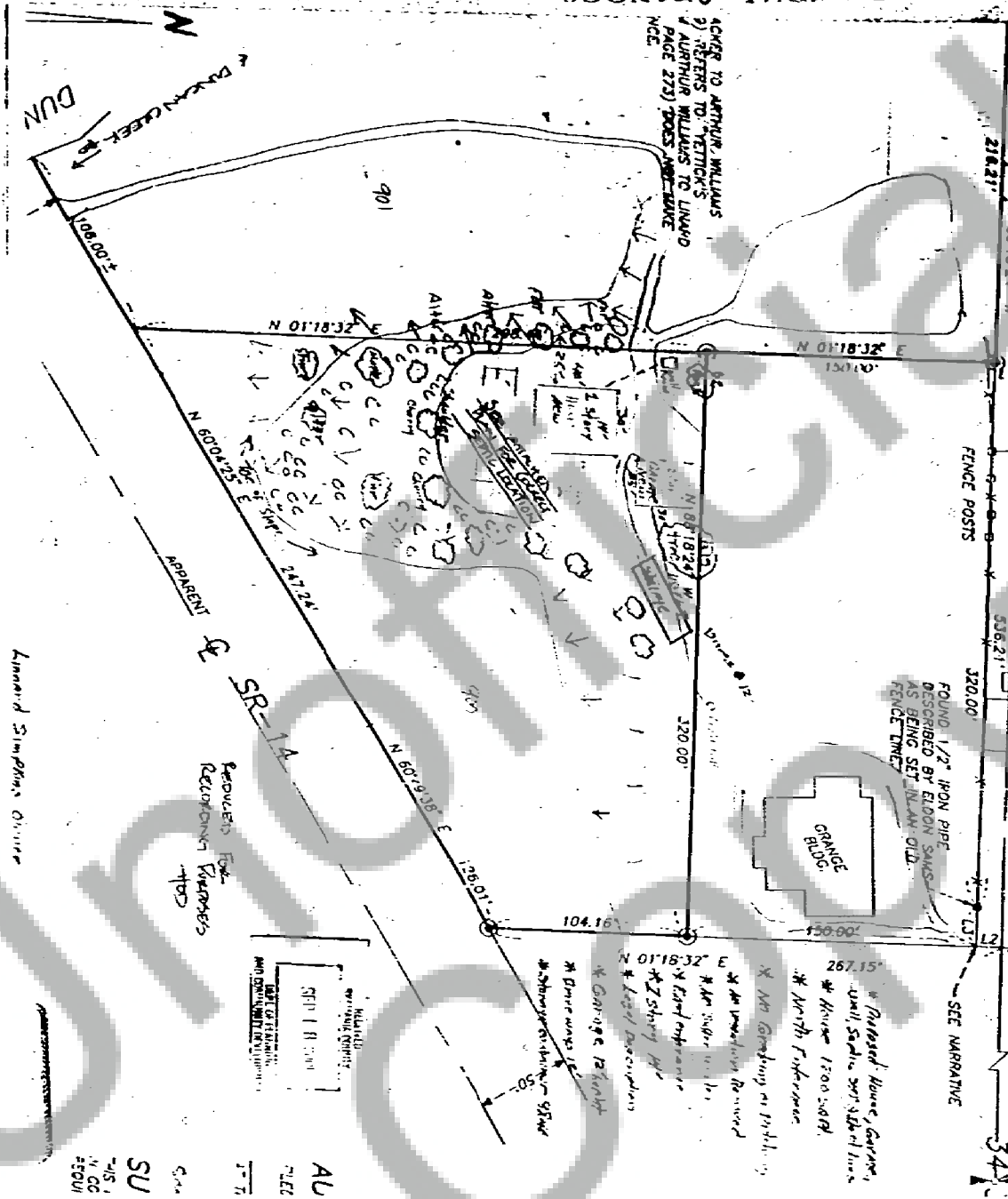
J.W. County
SKAMANIA COUNTY TREASURER

That portion of the East 320 feet of the Northeast quarter of the Southwest quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, lying Northerly as State Highway 114; except the North 150 feet thereof.

A portion of the above-described real property was vested in Amy Grace Beason, now deceased. Probate proceedings have been established for the estate of said decedent in Skamania County, Washington Superior Court, in Cause No. 3096. Order of Solvency has been entered in said estate. A. Clyde Williams is the duly appointed and acting administrator thereof. The warranties of the estate of Amy Grace Beason are limited to the interest of said estate therein, and are not personal to said personal representative.

Glenda J. Kimmel, Skamania County Assessor
Parcel # 2-6-34-900

Registered ☒
Indexed ☒
Filed ☒
Mailed ☒



SEPTIC LOCATION - REDUCED FOR RECORDING - #100

SOUTHWEST WASHINGTON HEALTH DISTRICT

On-Site Sewage Application Plot Plan For Individual Lot

TO BE INCLUDED ON PLOT PLAN:

- ☒ Property lines and size (dimensions) and all easements
- ☒ Building size & location
- ☒ Driveways & patios
- ☒ Water system & pipes
- ☒ Domestic drinking water supplies within 100' of property
- ☒ Bodies of water within 100' of property including seasonal
- ☒ Underground utilities
- ☒ Adjacent roads (including names of roads)
- ☒ Surface Drainage (show direction of slope)
- ☒ Location of soil test holes (denotes proposed drainfield areas)
- ☒ READ REVERSE SIDE OF THIS FORM AND SIGN BELOW

APPLICANT NAME:

Linnard Sunkins

SITE ADDRESS:

32701 SR14 SKANAWA WA 99648

TAX PARCELS 9M

SCALE USED 1" = 10'

NOTE: Datum Assumed



I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

Signed: Linnard Sunkins

OR PER DESIGN

By: BLUE SCHULING

Date: 11/21/01

Date: 12/10/01