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Return Address: Kris Leonard
632 Salmon Falls Road
Washougal, WA 98671

FILED FOR RECORD
SKAMANIA COUNTY WASH
BY *Kris Leonard*
MAR 5 8 42 AM '02
J. Michael Garvison
AUDITOR
J. MICHAEL GARVISON

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-4839

Director's Decision

APPLICANT: Kris Leonard for Ron Reude

FILE NO.: NSA-98-09

PROJECT: Addition to existing residence and accessory building

LOCATION: 632 Salmon Falls Road, in Washougal, Section 3 of T1N, R5E, W.M., and is identified as Skamania County Tax Lot #1-5-3-300.

ZONING: General Management Area, Residential (R-10).

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Kris Leonard for Ron Reude, 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) Front yard setbacks shall be 45' from the centerline of a public or private road or 15' from the front lot line, whichever is greater. Side yard setbacks shall be 5' and rear yard setbacks shall be 15 feet.
- 3) 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. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 4) All trees screening development from key viewing areas shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced in kind and in place.
- 5) Conditions relating to visual subordination shall be achieved prior to project completion.
- 6) 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 23rd day of March, 1998, at Stevenson, Washington.

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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

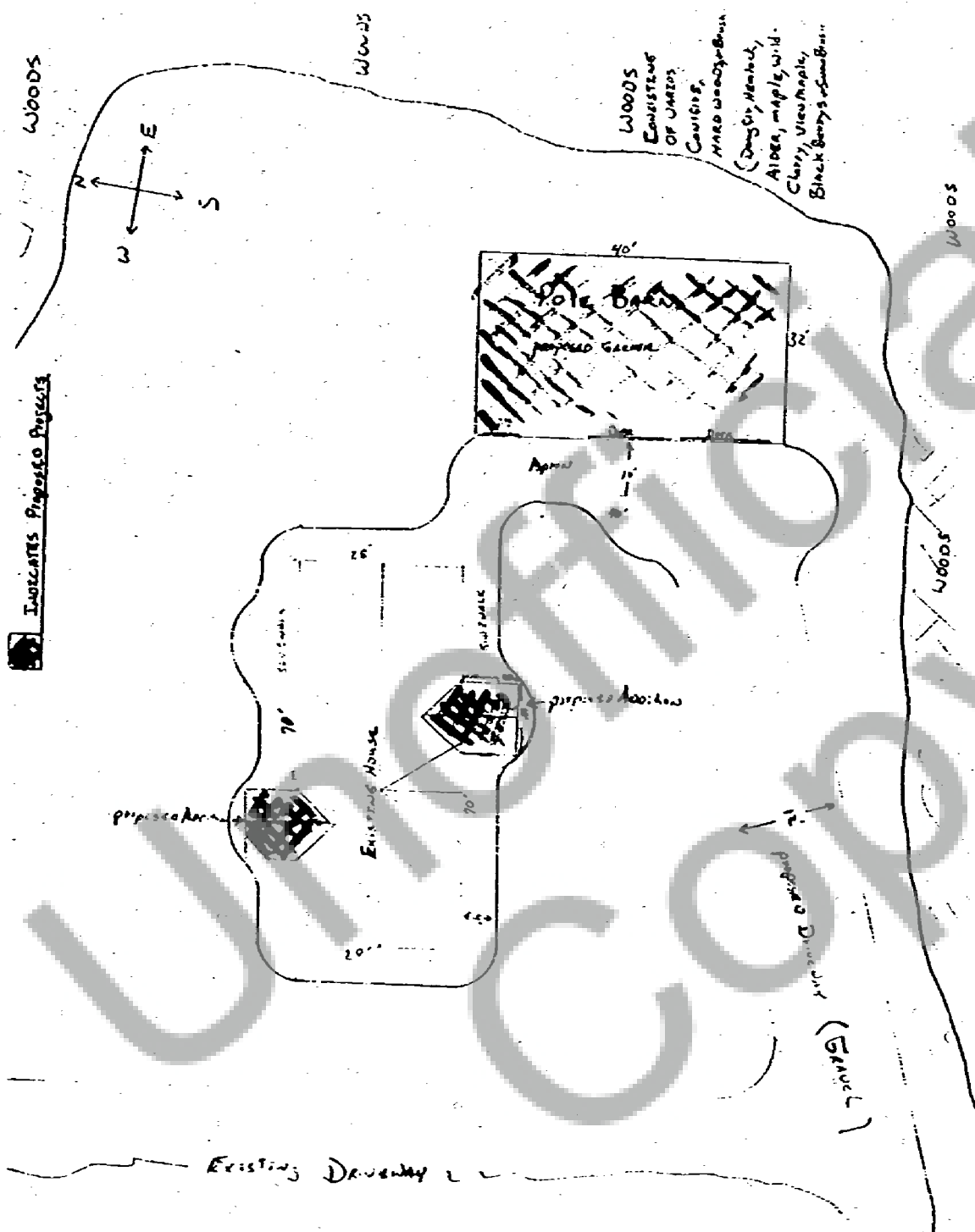
The decision of the Director shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648, on or before April 12, 99. Notice of Appeal forms are available at the Department Office.

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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WARRANTY DEED

The Grantor, SCHOOL DISTRICT NO. 15, a municipal corporation of Skamania County, Washington, and the successor to School District No. 5, for and in consideration of Five Thousand Eight Hundred Thirty-three and No/100 (\$5,833.00) Dollars in hand paid, conveys and warrants to EDWARD D. REUBE and KAMEL RAE REUBE, husband and wife, the following described real property located in Skamania County, State of Washington:

That portion of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 3, Township 1 North, Range 5 E.W.M., more particularly described as follows:

Beginning at a point 8.49 chains south of the center of the said Section 3; thence south 80° 44' west 15.83 chains to the county road known and designated as Salmon Falls Road; thence southerly along the county road 3.12 chains; thence east 15.85 chains to the east line of the SW $\frac{1}{4}$ of the said Section 3; thence north 5.70 chains to the point of beginning; EXCEPT that portion thereof conveyed to Ben Del Grosso and Anna Del Grosso, his wife, by deed dated June 22, 1934, and recorded at page 357 of Book 1 of Deeds, Records of Skamania County, Washington;

ALSO: Beginning at a point 375 feet east of the southwest corner of the above described tract; thence east to the northwesterly right of way line of the county road formerly known as the Miller Road; thence southerly along the right of way line of said road to a point 60 feet south of the south line of the tract first above described; thence west to a point 60 feet south of the point of beginning; thence north 60 feet to the point of beginning.

SUBJECT TO easements and rights of way for public roads over and across the above described real property.

IN WITNESS WHEREOF the Board of Directors of School District No. 15 have executed this warranty deed pursuant to a resolution duly adopted on the 10th day of December, 1960, at a regular meeting of said Board held at the Cape Horn-Skye School in Skamania County, Washington.

BOARD OF DIRECTORS OF
SCHOOL DISTRICT NO. 15

TRANSACTION EXCISE TAX

Attest:

Bertha Dolan

Clerk

Sen Lutz

Chairman

C. E. Fanning

Bertha Dolan