

144601

Return Address: Michael Invie
PO Box 1116
Wilson, WY 83014

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FILED TO RECORD
SKAMANIA CO WASH
BY Michael Invie

MAY 10 9 03 AM '02

AMASER
ATTORNEY

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 509 427-8288

Administrative Decision

APPLICANT: Michael Invie

FILE NO.: NSA-02-08

PROJECT: construct an addition to an existing house.

LOCATION: approximately 6.35 acres at 81 Jones Lane off of Orchard Lane in Underwood;
Section 15 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot
#3-10-15-0-0-900

LEGAL: See attached Page 5. *Lot 1 Philip TONG PLAT PLAN*
Book 2 P. 151

ZONING: General Management Area zoned Large Scale Agriculture (AG-1)

DECISION: Based upon the record and the Staff Report, the application by Michael Invie,
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.

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 by the applicant 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 and overhangs) 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) The house is limited in height to that of the existing roofline, 25 feet.
- 4) The exterior of the remodel shall be a material that is either non-reflective or a material with low reflectivity, such as low gloss paints or stains, if the applicant chooses not to match the existing brown stick-built house.
- 5) Any new 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, which do not allow light to pass through. See the "Zoning News" article attached to the Staff Report.
- 6) The remodel addition may match the existing dark brown color of the house. If the applicant chooses not to match the remodel addition to the house, dark and either natural or earth-tone exterior color samples for the roof, siding and trim shall be submitted to the Planning Department for approval prior to issuance of a building permit.
- 7) Graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.
- 8) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.
- 9) The applicant shall comply with all conditions for visual subordination, 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, including visual subordination criteria, has been verified.

- 10) The Planning Department will conduct at least two site visits during construction. 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.
- 11) 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 9th day of May, 2002, at Stevenson, Washington. (11)


 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** 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

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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.

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.

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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AFTER RECORDING RETURN TO:
Michael Invie and Margaret Bonner Invie
P.O. Box 1116
Wilson, Wyoming 83014

STATUTORY WARRANTY DEED

The Grantor, CHARLES SCHWARTZ AND JULIE SCHWARTZ, husband and wife, for and in consideration of Two Hundred Thousand Dollars (\$200,000), convey and warrant to MICHAEL INVIE AND MARGARET BONNER INVIE, husband and wife, Grantee, the real property situated in the State of Washington, Skamania County, described as follows:

A tract of land in the Southeast Quarter of the Northwest Quarter of Section 15, Township 3 North, Range 10 East of the Willamette Meridian in the County of Skamania, State of Washington, described as follows:

Lot 1 of the Phillip Jones Short Plat recorded in Book 2 of Short Plats, Page 151, Skamania County Records.

EXCEPT that portion conveyed to Phillip R. Jones et ex by instrument recorded in Book 119, Page 530.

free of all encumbrances except those described in Exhibit A attached hereto.

Grantor hereby binds itself and its successors to warrant and defend title to said real property as against all persons whomsoever. Grantor hereby assigns to Grantee all warranties of title it has received directly or indirectly from its grantors or predecessors in interest.

Gary H. Martin, Skamania County Assessor

Dated this 11th day of July, 2001. Date 7/18/2001 Parcel # 3-10-15-900
Lot 1 Sheet 3000

GRANTOR:


Charles Schwartz


Julie Schwartz

