

144916

Return Address: Dustin and Heather Flick
222 Little Road
Stevenson, WA 98648

BOOK 225 PAGE 168

FILED FOR RECORD
SKAMANIA CO. WASH.
BY Dustin Flick

JUN 10 9 41 AM '02

Amosee
AUCTION

J. MICHAEL GARVISON

**Skamania County
Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9438 FAX 509 427-8288

Administrative Decision

APPLICANT: Dustin Flick

FILE NO.: NSA-01-25

PROJECT: Single family residence.

LOCATION: 222 Little Road; Section 26 of T2N, R6E, W.M. and identified as Skamania County Tax Lot #2-6-26-4-0-1700.

LEGAL DESCRIPTION: See page five.

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

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Dustin Flick, 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.

Reviewed ☒
Approved ☒
By ☒
Date ☒

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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) 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) Within 30 days of the placement permit being issued for the mobile home the existing house shall either be removed or de-commissioned as a residence. The County Building Inspector shall assure that all modifications (including the removal of all kitchen facilities) to the existing residence to de-commission it are completed in accordance with all State and County Building Codes.
- 3) All cut banks and fill slopes shall be re-seeded with native vegetation prior to final inspection for the mobile home.
- 4) Dark and either natural or earth-tone color samples shall be submitted and approved by this Department prior to the issuance of any building or placement permits. Color samples shall include colors for siding, trim, window frames, roof, doors, gutters and downspouts.
- 5) The exterior of the mobile home shall be composed of non-reflective materials or materials with low reflectivity.
- 6) 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.
- 7) If grading will exceed 100 cubic yards, then the applicant shall submit a grading plan. See Staff Report for specific requirements of the grading plan.
- 8) All existing vegetation, except that which is necessary for site development or safety shall be retained and maintained in a healthy condition. Dead or dying trees should be replaced with same species in approximately the same location.
- 9) A minimum of four trees shall be planted the east of the proposed mobile home to screen the development from Beacon Rock. The trees shall be at least six feet tall at the time of planting, not including root wad, and shall be planted on 12 foot centers. At least two of the trees should be coniferous to provide winter screening and at least two shall be native to the setting.

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- 10) All of the above conditions relating to visual subordination shall be satisfied prior to the issuance of an occupancy permit or final inspection for the home as there are not any special conditions that would require additional time to achieve compliance.
- 11) Property line setbacks shall be: Front yard - 45 feet from the centerline of the street or road or 15 feet from the property line, whichever is greater; Side yard - 5 feet; Rear yard - 15 feet. All structures, except fences, including eaves, awnings and overhangs should be required to meet these setbacks.
- 12) The applicant shall review his plans for concurrence with all existing easements.
- 13) Determination of the property line location is the responsibility of the applicant and should be confirmed by a surveyor if the property boundary is in question.
- 14) 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 24 day of July, 2001, at Stevenson, Washington.


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.

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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 13, 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
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

139080

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

SEP 7 11 30 AM '00

PLAINT
AUDITOR
GARY H. OLSON

AFTER RECORDING MAIL TO:

Name Heather & Dustin Flick

Address 601 Krogstad Rd.

City/State Washougal WA. 98671

5102 23813

Statutory Warranty Deed

THE GRANTOR CYNTHIA A. FARRESSE, WHO TOOK
TITLE AS CYNTHIA A. HERMENS

for and in consideration of TEN DOLLARS AND OTHER VALUABLE
CONSIDERATIONS

in hand paid, conveys and warrants to HEATHER FLICK & DUSTIN
FLICK, WIFE & HUSBAND

the following described real estate, situated in the County of Skamania State of Washington:

SW1 of the SE1 of S26, T2N, R6E

FULL LEGAL IS ON PAGE 2

SPECIAL EXCEPTIONS

1. Easement for utilities, including the terms and provisions thereof,
recorded September 24, 1993, in Book W, Page 481.
2. Reserving an easement for ingress and egress, including the terms and
provisions thereof, recorded March 12, 1997, in Book 163, Page 300.

Assessor's Property Tax Parcel/Account Number(s): 02-06-26-4-0-1700-00

Dated September 7, 2000

Gary H. Martin, Skamania County Assessor

Date 9-7-00 Parcel 2-0-26-4-1700

Cynthia A. Farresse

REAL ESTATE EXCISE TAX

21056

SEP - 7 2000

PAID 448.00

SKAMANIA COUNTY TREASURER



