

145057

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Return Address: Dan and Stephanie Huntington
772 Riverside Drive
Washougal, WA 98671

FILED FOR RECORD
SKAMANIA CO. WASH.

BY *Stephanie Huntington*

JUN 21 11 34 AM '02

P. Lowry
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

Exempted ☒
Advised ☒
Noted ☒
Filed ☒

Director's Decision

APPLICANT: Dan and Stephanie Huntington

FILE NO.: NSA-98-58

PROJECT: Land division of a 6.3-acre parcel into four smaller parcels.

LOCATION: 33251 SR-14, east of Butler Loop Road, in Skamania, in Section 34 of T2N, R6E, W.M., and identified as Skamania County Tax Lot #2-6-34-1-1600.
Complete legal on Page 5

ZONING: General Management Area, Rural Center (RC)

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Dan Huntington, 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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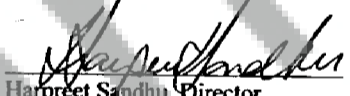
CONDITIONS OF APPROVAL:

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) A note shall be placed on the Short Plat for this land division which states:

"No building, structure or land shall be used, and no building or structure shall be hereafter erected, altered or enlarged, on the lands lying within this land division, except as allowed by the Columbia River Gorge National Scenic Area Ordinance. No land disturbing activities shall occur on the lands contained within this land division without prior review and approval by the Skamania County Department of Planning and Community Development."
- 3) Prior to sale, lease or transfer of ownership of the approved lots within this land division, the property shall be reviewed and approved under the County's Short Plat Ordinance.
- 4) Each lot, as shown by the survey to be submitted in conjunction with the County's Short Plat review, shall contain at least 1 acre.

Dated and Signed this 18th day of February, 1999, 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.

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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 March 11, 1999. Notice of Appeal forms are available at the Department Office.

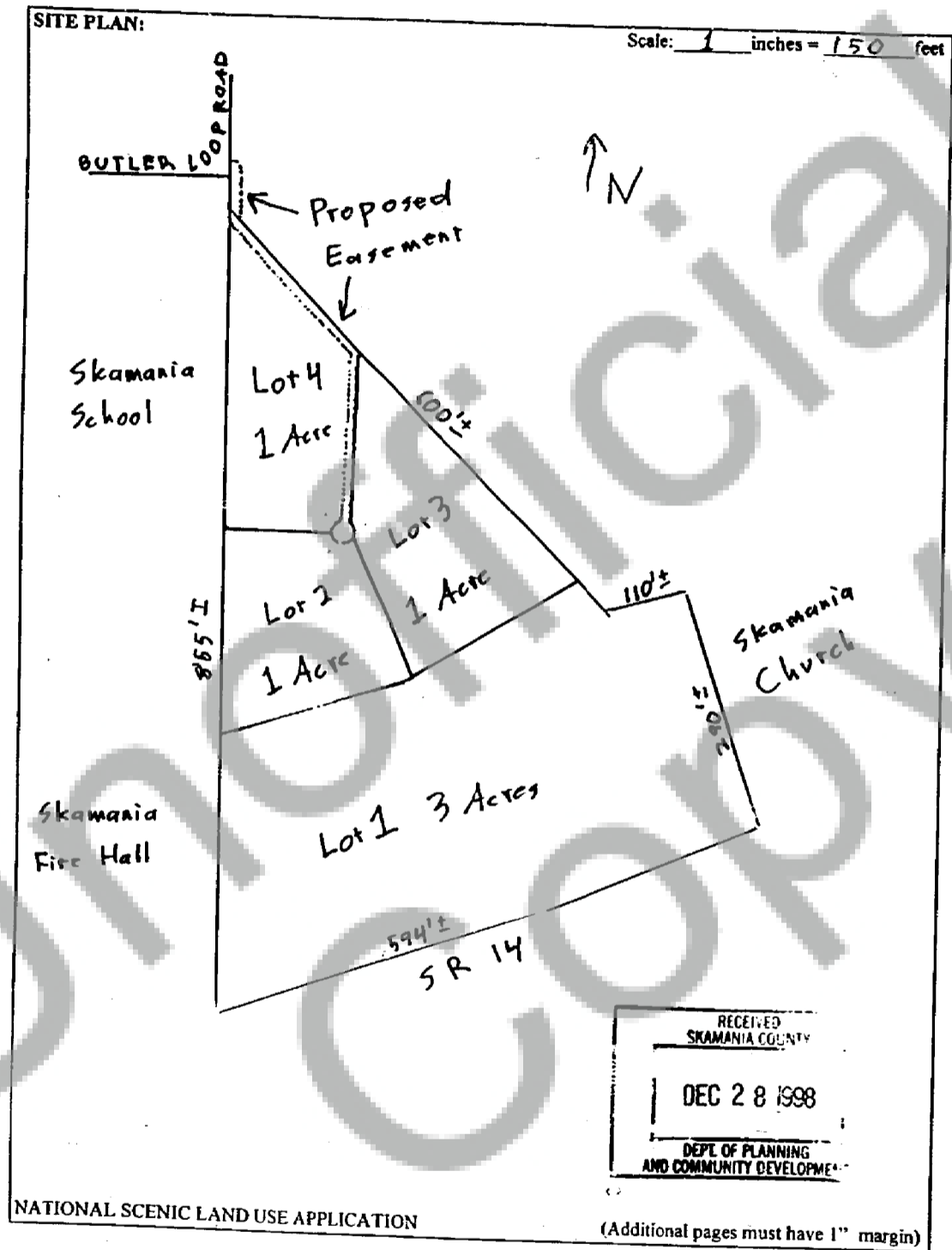
A copy of the Decision was sent to the following:

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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Legal Description for Stephanie and Dan Huntington
Parcel number 02-06-34-10-1600-00

A parcel of property located in the Southeast quarter of the Northeast quarter of Section 34 Township 2 North, Range 6 East, Willamette Meridian, Skamania County, Washington described as follows:

The Nelson Short Plat Lot 1 recorded in Book 3 of Short Plats, page 33 of Skamania County Records:

Except the property Beginning at the most Northerly corner of Lot 1 of the Nelson Short Plat, said point being approximately 30 feet South of the Northwest corner of the Southeast quarter of the Northeast quarter of Section 34; thence South 40 degrees 02' 50" East, along the North line of Lot 1, for a distance of 60.95 feet; thence North 01 degrees 12' 55" East, parallel with and 40 feet Easterly of the West line of Lot 1 and its Northerly extension, 77.58 feet to the North line of the Southeast quarter of the Northeast quarter of Section 34; thence West, 40 feet more or less, to the Northwest corner of the Southeast quarter of the Northeast quarter of Section 34; thence South, along the West line of the Southeast quarter of the Northeast quarter for a distance of 30 feet, more or less, to the True point of Beginning as recorded in Auditor File # 141120 volume: 209 from page 946 to page 946.

Subject to easements and restrictions of record Auditor file # 141121 volume 209 from page 947 to page 947.