

145540

BOOK 227 PAGE 703

Return Address: WFI
Attn: Shanin Prusia
4520 SW Water Ave, #201E
Portland, OR 97201

FILED FOR RECORD
SKAMANIA COUNTY WASH
BY *Shanin Prusia*
AUG 12 11 27 AM '02
J. Michael
J. MICHAEL G. VISON

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

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: Verizon Wireless

FILE NO.: NSA-02-14

PROJECT: 432 square foot storage shed, add 5 new antenna panels onto an existing tower, relocate an existing chain link fence, and complete site preparation and parking for one vehicle within a 32' x 46' site area.

LOCATION: End of Mount Zion Road, in Section 9 of T1N, R5E, W.M., and identified as Skamania County Tax Lot #1-5-9-1300.

LEGAL DESCRIPTION: See page five.

ZONING: Special Management Area-Forest (F).

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Verizon Wireless, 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.

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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, 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 final site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: 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. Setbacks are established from property lines, not fence lines. If any question arises regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections.
- 3) Prior to the issuance of a building permit, the applicant shall submit dark and either natural or earth-tone color samples for the storage building to the Planning Department for approval.
- 4) 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.
- 5) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.
- 6) All authorizations for new developments or land uses shall require the immediate notification of the reviewing agency if cultural resources are discovered during construction or development. If cultural resources are discovered, particularly human bone or burials, work in the immediate area of discovery shall be suspended until a cultural resource professional can evaluate the potential significance of the discovery and recommend measures to protect and/or recover the resource. If the discovered material is suspected to be human bone or a burial, the following procedures shall be used:
 - a) The applicant shall stop all work in the vicinity of the discovery.

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- b) The applicant shall immediately notify the Forest Service, the applicant's cultural resource professional, the county coroner, and appropriate law enforcement agencies.
- c) The Forest Service shall notify the tribal governments if the discovery is determined to be an Indian burial or a cultural resource.

Dated and Signed this 22nd day of July, 2002, 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, by the applicant, in the County deed records prior to commencement of the approved project.

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. 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 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

Skamania County Planning and Community Development
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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

105159

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BOOK 167 PAGE 492

WARRANTY DEED

THE TRUST FOR PUBLIC LAND, a nonprofit California public benefit corporation, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and warrant unto ERSKINE B. WOOD, as to an undivided one-half interest, and HELENE BIDDLE DICK, ALICE BIDDLE BEEBE, CHRISTINE BIDDLE MARSHALL and LYDIA BIDDLE MIDDLETON, as trustees under that certain trust instrument dated December 29, 1976, entitled "Alice T. Biddle Irrevocable Trust," as to an undivided one-half interest, all of the following described real property situated in the County of Skamania, State of Washington:

Beginning at the Southeast corner of the parcel conveyed to the United States of America by Deed recorded under Auditor's File No. 45005, Skamania County Records; thence East 120 feet; thence North 190 feet; thence West 430 feet; thence South 190 feet; thence East 110 feet to the Southwest corner of the tract conveyed to the United States of America; thence North 150 feet; thence East 200 feet; thence South 150 feet to the point of beginning; all of said land lying within the SW1/4SW1/4, Sec. 9; and SE1/4SE1/4, Sec. 8, T. 1 N., R. 5 E., Willamette Meridian, Skamania County, Washington.

TOGETHER WITH all rights and benefits (subject to certain restrictions) pertaining to the above-described property as reserved by grantor in a Warranty Deed dated March 23, 1988 in favor of the United States of America, recorded in the Official Records of Skamania County, Washington, in Volume 108, pages 933-936, auditor's file 104899 on March 25, 1988.

SUBJECT TO:

1. Reservations in U.S. Patent.
2. Easement in favor of U.S.A. for Access recorded February 9, 1953, in Book 33, Page 138, Auditors File No. 45005 Skamania County Records.
3. Easement in favor of U.S.A. for a Beam Path recorded April 9, 1970, under Auditors File No. 72013, in Book 61, Page 627, Skamania County Records.
4. Easement in favor of Multnomah County for Access and Beam Path recorded August 22, 1977, Auditors File No. 84692, Book 73, Page 351, Skamania County Records.
5. The rights of the public in that portion of the above described real estate lying within Mt. Zion Road.

General Fund of Skamania County Assessor
by Amy Patrick 1-5-91/300

6. Easement for roads and utilities in favor of MCI Telecommunications Corporation by instrument recorded January 24, 1986, in Book 100 at Page 226, Auditors File No. 100627 and by Amendment recorded February 12, 1987, in Book 104 at page 214, Auditors File No. 102657, Skamania County Records.

Dated this 27th day of April, 1988.

11:28
REAL ESTATE EXCISE TAX
1.128

PAY

THE TRUST FOR PUBLIC LAND, a
nonprofit California public
benefit corporation

By:

Martin J. Rosen

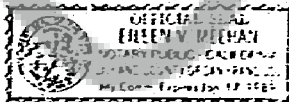
Title:

President

ACKNOWLEDGEMENT

State of California)
County of San Diego) ss.

On this 27th day of April, 1988, before me
E. V. [Signature], the undersigned Notary Public, personally
appeared Martin J. Rosen, personally known to me (or
proved to me on the basis of satisfactory evidence) to be the
person(s) who executed the within instrument as President
, on behalf of the corporation therein named and
acknowledged to me that the corporation executed it.



My commission expires

1/17/89

FILED
BY
MAY 17 4 22 PM '88
CARYN OLSON
ASH

