

146197

Return Address: Ted & Kris Gowan
181 Marble Road
Washougal, WA 98671

BOOK 230 PAGE 633
FILED FOR RECORD
SKAMANIA CO. WASH
BY Kris Gowan

OCT 15 12 51 PM '02

Amos
J. MICHAEL SARVISON

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

FILED
RECEIVED
OCT 15 2002
CLERK

APPLICANT: Ted & Kris Gowan

FILE NO.: NSA-02-29

PROJECT: Repaint existing two story building (4,000 sq. foot), reroof with three-tab composition over wood shingles, rewire and upgrade breaker box, and restore interior of building for continued use as community center for public and private events.

LOCATION: 32 Marble Road in Washougal, WA. Section 17 of T1N, R05E, W.M. and identified as Skamania County Tax Lot #01-05-17-0-0-1500-00.

LEGAL DESCRIPTION: See Page 4. A tract of land in the SW quarter of the SW quarter of Section 17, Township 1 N, Range 5E of the Willamette Meridian, in the County of Skamania.

ZONING: Special Management Area-Agriculture Area.

DECISION: Based upon the entire record, including particularly the Preliminary Staff Report, the application by Kris Gowan, 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

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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.

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) This application approves the continual use of the Grange for uses consistent with past and historic uses of the property. Therefore, the types of uses of the subject facilities shall be the same as the historic uses and those uses shall not exceed the historic frequency of occurrence nor level and intensity of use.
- 2) 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.
- 3) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.
- 4) 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. 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. See attached Zoning News for examples.

Dated and Signed this 23 day of September, 2002, at Stevenson, Washington.


Patrick Johnson, 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.

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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)(3), 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

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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BOOK 210 PAGE 413

FILED RECORD
SEARCHED INDEXED
FILED & Kristin Bliven

MAY 30 11 01 AM '01

AFTER RECORDING MAIL TO:

THEODORE A. KRISTEN L. GRANGE

15151 MACLE ROAD

City/State/Zip: HOUGA, WA 98671

AUDITOR GARY M. OLSON

ESTATE EXCISE TAX

21546

MAY 30 2001

NO. 25540

SH. Deery

Purchaser's Assignment of Contract and Deed

THE GRANTOR(S) VETERANS OF THE GRACE

First American Title Insurance Company

for value received

does hereby convey and quit claim to

THEODORE A. KRISTEN L. GRANGE, the grantee,

the following described real estate, situated in Skamania

County, State of Washington, together with all after acquired title of the grantor(s) therein:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH,
RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY
OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 20.000S EAST OF THE SOUTHWEST
CORNER OF SAID SECTION 17; THENCE NORTH 10.000S;
THENCE EAST 6.000S; THENCE SOUTH 10.000S; THENCE
WEST TO THE POINT OF BEGINNING.

Assessor's Property Tax Parcel/Account Number(s): 01-0547-0-0-1500-00

Gary M. Olson, Skamania County Assessor

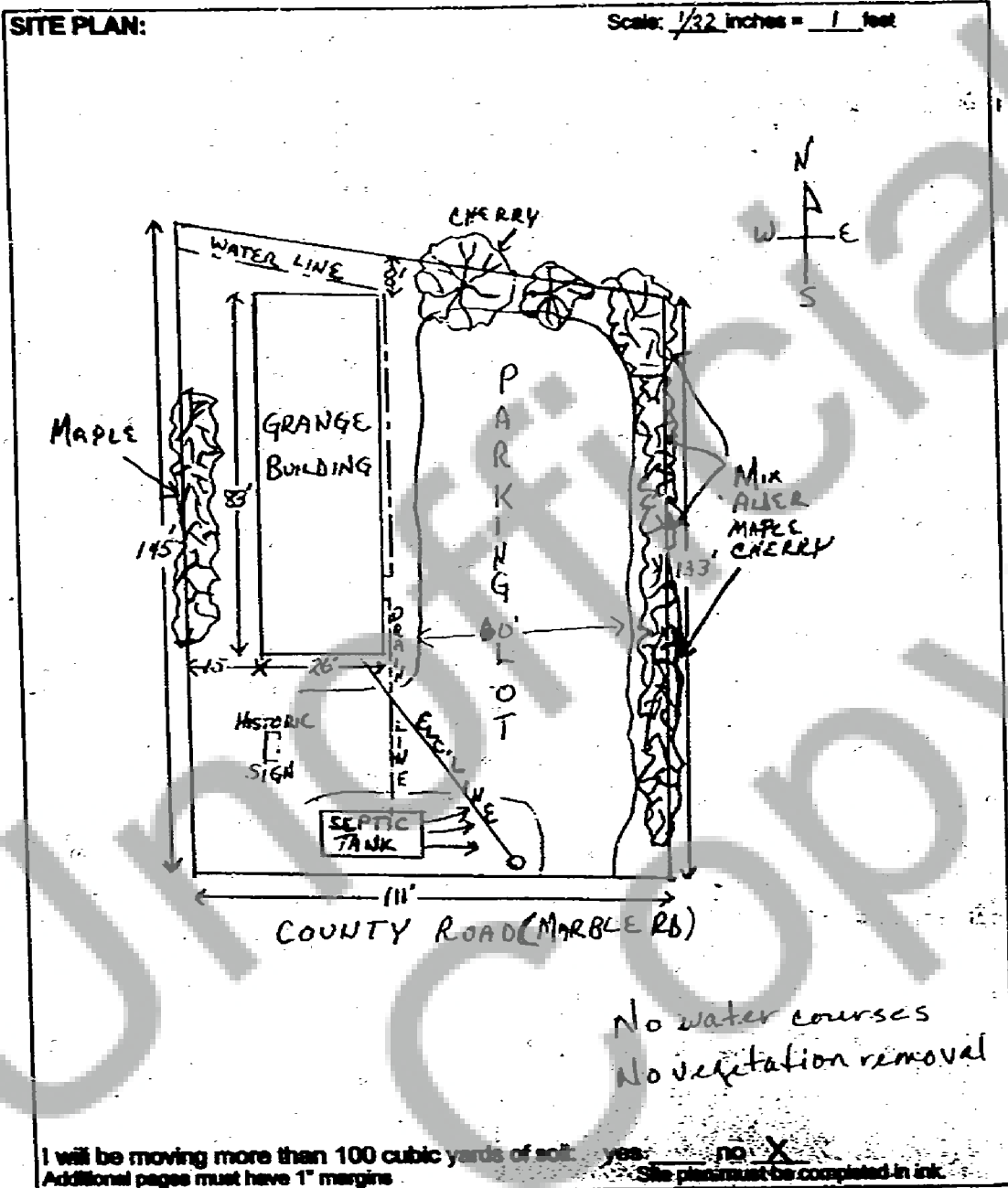
Use: 5/30/01 1500-1500

Original Contract Number: 140511 Book 207 PAGE 401 RECEIPT # 70778

and does hereby assign, transfer and set over to the grantee that certain real estate contract dated the SIXTH
day of MARCH 2001 between WASHINGTON STATE GRANGE as seller
and VETERANS OF THE GRACE as purchaser for the sale and purchase of the above
described real estate. The grantee(s) hereby assume(s) and agree(s) to fulfill the conditions of said real estate contract.

Dated MAY 30 2001

Kristen L. Grange, President
Theodore A. Kristen L. Grange, Secretary



NOTICE: This is an initial site plan, it may be revised throughout the application process.

32 Marble Road
Washougal, Wa. 98671