

Skamania County Planning and Community Development
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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).

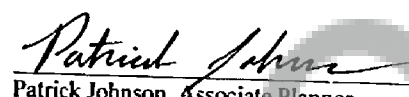
- 1) As per SCC §22.06.050(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.
- 2) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 3) Only the grading which is necessary for site development (building pads, driveway and utilities) is permitted.
- 4) All disturbed areas shall be re-seeded with native vegetation mix prior to final inspection by the Planning Department.
- 5) The existing tree cover shall be retained as much as possible, except as is necessary for site development (i.e. building pads, drain field, access roads) or safety purposes.
- 6) Only non-reflective or materials with low reflectivity are permitted for the exterior materials of garage, such as wood and low-gloss paints and stains.
- 7) Any exterior lighting shall be directed downward and sided, 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.
- 9) The applicant shall contact the Planning Department prior to issuance of a building permit to indicate which dark and either natural or earth-tone color will be used of the samples submitted or submit other color samples to be approved by the Planning Department.
- 10) 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 an occupancy permit will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.

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- 11) 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.
- 12) 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 27 day of March, 2003, 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.

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 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.

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WARNING

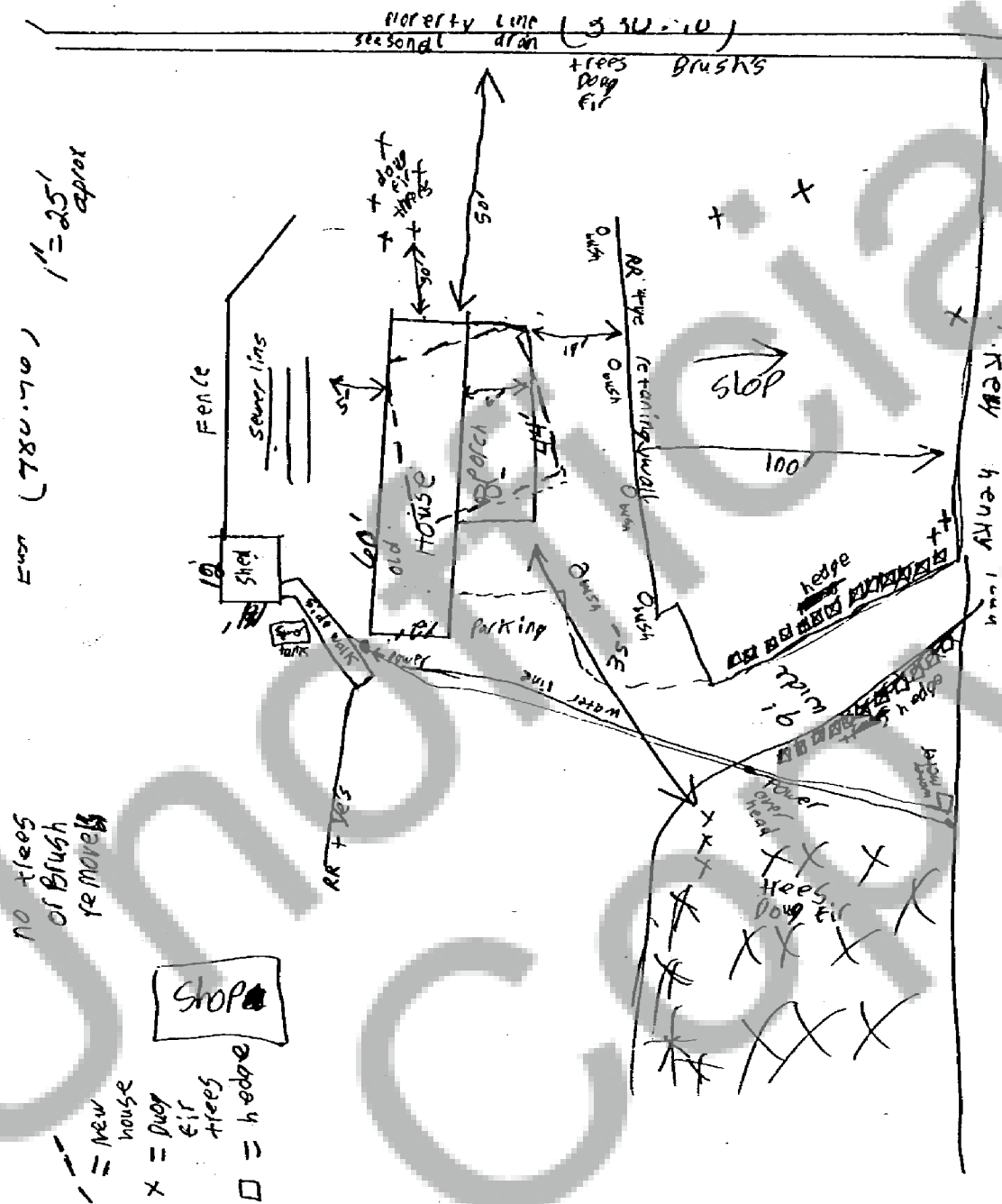
On November 30, 1998 the Columbia River Gorge Commission overruled a Skamania County Director's Decision 18 months after the 20-day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon 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
Dee Caputo, CTED



SEE ATTACHED MAP WITH

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(509) 427-5681
FAX (509) 427-5610
P.O. BOX 217 • 43 RUSSELL ST.
STEVENSON, WASHINGTON 98648

This sketch is furnished as a courtesy only by Skamania County Title Company and First American Title Insurance Company and it is not a part of any title commitment or policy of title insurance. This sketch is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, roads or easements affecting the property. No reliance should be placed upon this sketch for the locations or dimensions of the property and no liability is assumed for the correctness thereof.

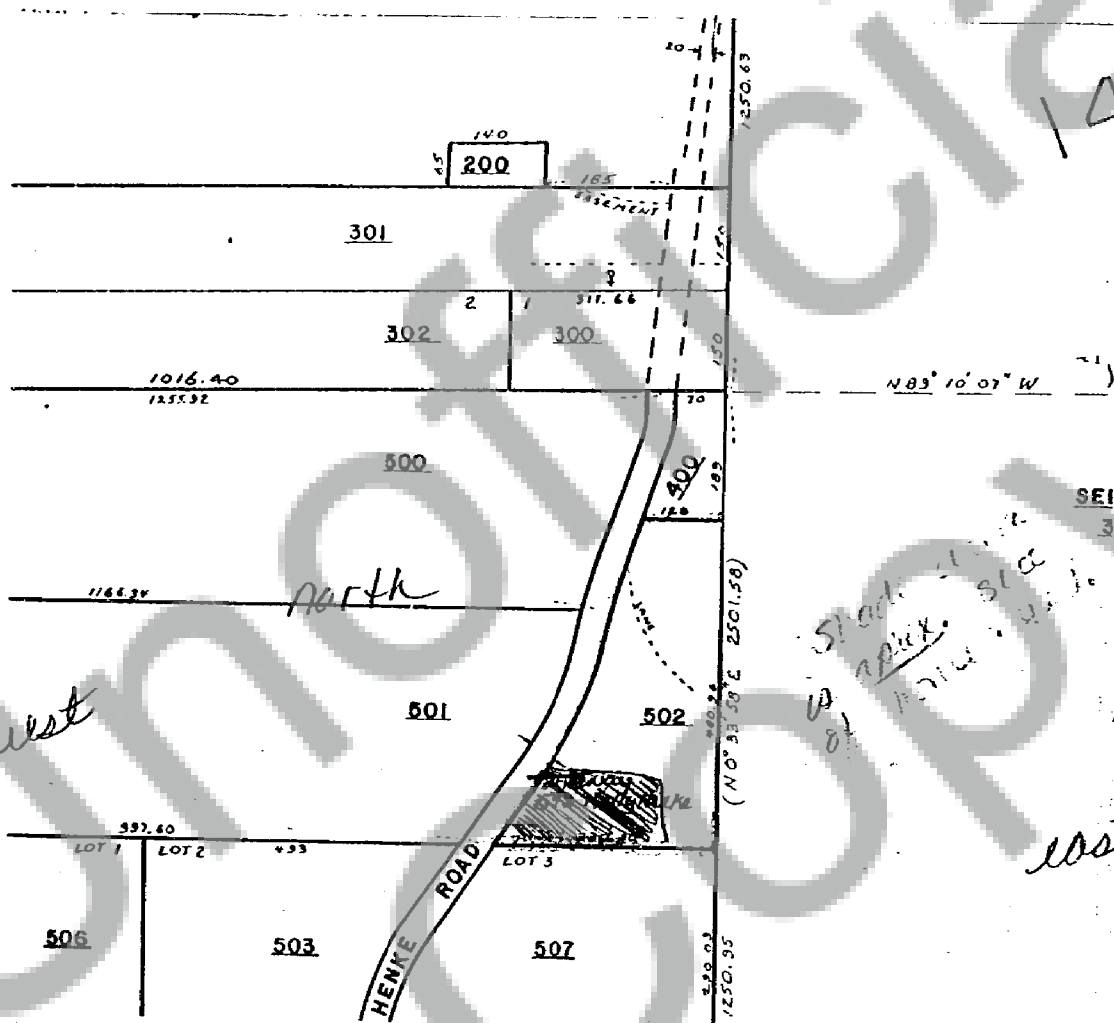


EXHIBIT A

A Tract of land in the Southwest Quarter of the Southeast Quarter of Section 22, Township 3 North, Range 8 East of the W. Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at the Northeast Corner of said Southwest Quarter of the Southeast Quarter of said Section 22; thence South $00^{\circ} 33' 58''$ West along the East line of said Southwest Quarter of the Southeast Quarter 169.00 feet to the true point of beginning of this description; thence continuing along said East line South $00^{\circ} 33' 58''$ West 480.96 feet; thence leaving said line due West 330.90 feet to a point on the centerline of a county road known and designated as the Kelly-Henke Road; thence North $34^{\circ} 54' 08''$ East 238.00 feet; thence North $13^{\circ} 33' 00''$ East 211.84 feet; thence North $19^{\circ} 11' 42''$ East 84.50 feet; thence leaving said line due East 122.06 feet to the point of beginning and terminus of this description.

EXCEPTING therefrom a country road right of way being 20.00 feet in width over and across the Westerly 20.00 feet of the above-described tract.