

149070

Return Address: Bruce Friedrich
102 Leslie Lane
Skamania, WA, 98648

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FILED
JAN 12 4 30 PM '03
Bruce Friedrich
C. Moser
J. HEDGECOCK

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9153 FAX 509 427-8288

Administrative Decision

APPLICANT/PROPERTY OWNER: Bruce Friedrich

FILE NO.: NSA-03-24

PROJECT: Divide a 20.11-acre parcel into two separate lots.

LOCATION: 20.11 acres at 102 Leslie Lane in Skamania, WA; Section 26 of Township 2N, Range 6E, W.M. and identified as Skamania County Tax Lot #02-06-26-3-0-0200-00

LEGAL: See Page 5.

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

DECISION: Based upon the record and the Staff Report, the application by Bruce Friedrich, 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 Southwest Washington Health Department.

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 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 and submitted to the Planning Department prior to issuance of a building permit for 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) Prior to sale, lease or transfer of ownership of the approved lots within the land division, the property shall be reviewed and approved under the Skamania County Short Plat Ordinance.
- 4) Each lot, as shown by the survey in conjunction with the County's Short Plat review shall contain at least 10 acres.
- 5) A note shall be placed on the Short Plat for this land division which states: "No building, structures 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."

Dated and Signed this 4th day of June, 2003, at Stevenson, Washington.

Patrick Johnson
 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.

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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.

WARNING

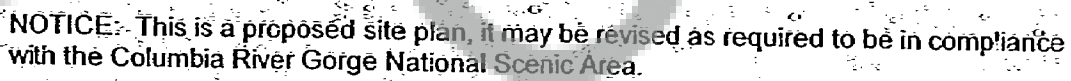
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20-day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon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



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EXHIBIT 'A'

A tract of land situated within the Southeast Quarter of the Southwest Quarter Section 26, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington and described as:

That portion of Tract No. 1 of BEACON HIGHLANDS which lies Easterly of the Easterly right of way line of 'EASEMENT C'; PLUS that portion lying Southerly of the Southeasterly right of way line of 'EASEMENT A' and 'EASEMENT C' within the South 661.07 feet of said Section 26 and South of and adjacent to Tract No. 1 of said BEACON HIGHLANDS;

EXCEPTING THEREFROM the West 155.43 feet of the South 661.07 feet of said Section 26 as measured perpendicular to and along the West line thereof;

ALL as shown on the map thereof recorded in Book 1, Page 257 of Surveys, AP# 91239; records of Skamania County Auditor.

SD
4/1/99

SPECIAL EXCEPTIONS CONTINUED

5. Declaration of Road Maintenance Agreement including the terms and provisions thereof, recorded September 12, 1980 in Book 6, Page 383.