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Return Address: Charles and Carol Hopkins  
291 Cooper Avenue  
Underwood, WA 98651

FILED  
STAFF  
Charles Hopkins  
Nov 10 9 54 AM '03  
PLAVERY  
J. MICHAEL JOHNSON

**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:** Charles and Carol Hopkins

**FILE NO.:** NSA-01-16

**PROJECT:** Construct an addition onto an existing house and re-roof an existing shed.

**LOCATION:** On Cooper Avenue, in Underwood; Section 23 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #3-10-23-100.

**LEGAL DESCRIPTION:** Lot 1 & 2, Blk 2, Hamilton 2<sup>nd</sup> Add. & West 17.50 feet of 11 & 12. Book 204 page 133. See page four.

**ZONING:** General Management Area-Residential (R-1).

**DECISION:** Based upon the entire record, including particularly the Staff Report, the application by Charles and Carol Hopkins, 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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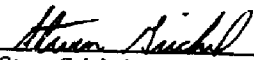
Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

#### 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 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) All cut banks and fill slopes shall be re-seeded with native vegetation upon project completion.
- 3) Prior to issuance of a building permit, color samples shall be submitted to verify compatibility with the setting.
- 4) Property line setbacks shall be: Front yard - 45 feet from the centerline of the street or road or 15 feet from the property line, whichever is greater; Side yard - 5 feet; Rear yard - 15 feet. All structures, except fences, including eaves, awnings and overhangs should be required to meet these setbacks.
- 5) 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 6<sup>th</sup> day of June, 2001, at Stevenson, Washington.

  
Steve Grichel, Associate Planner  
Skamania County Planning and Community Development.

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#### 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 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, on or before \_\_\_\_\_. 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 Director's 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

Lots 1 and 2 and the West 17.50 feet of Lots 11 and 12, all in Block 2,  
HAMILTON'S SECOND ADDITION TO UNDERWOOD, according to the Plat thereof,  
recorded in Book A of Plats, Page 51, in the County of Skamania and State of  
Washington.