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BOOK 254 PAGE 401

Return Address: Chad Green
PO Box 480
North Bonneville, WA 98639

FILED
SE
BY *Chad Green*
Nov 18 3 46 PM '03
O'Shary
J. M. ...

**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: Chad Green

PROPERTY OWNER: Roger Hilman

FILE NO.: NSA-03-43

PROJECT: Construct 12'x 16x 12' storage shed.

LOCATION: 231 Butler Loop Road, Skamania; Section 34 of T2N, R6E, W.M. and identified as Skamania County Tax Lot #02-06-34-1-0-1000-00.

LEGAL DESCRIPTION: See attached Page 5.

ZONING: General Management Area-Residential (R-5).

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Chad Green for Roger Hilman, 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 Skamania County 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.

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 plans, unless modified by the following conditions of approval. If modified, the site plans shall be consistent with the conditions of approval. (See attached)
- 3) Property line setbacks shall be: **Front yard** - 50 feet from the centerline of the street or road or 20 feet from the property line, whichever is greater; **Side yard** - 20 feet; **Rear yard** - 20 feet. All structures, except fences, including eaves, awnings and overhangs should be required to meet these setbacks. 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.
- 4) The proposed shed shall not exceed 12' from existing grade
- 5) All trees shall be retained except as is necessary for site development, safety purposes or as part of forest management practices
- 6) Construction activities shall not occur between April 1—June 30.
- 7) 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.

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- c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 5th day of November, 2003, at Stevenson, Washington.

Stacey Botland
Stacey Botland, 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 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.

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
Skamania County Health Department

A copy of this Decision, including the Staff Report, was sent to the following:

Persons submitting written comments in a timely manner

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Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Office of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners
State of Washington Office of Community Development
Washington State Department of Fish and Wildlife
Bonneville Power Administration

140748

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FILED 20040
SKAMMIA
Washington State

Apr 5 2 30 PM '01

GARY H. OLSON

WHEN RECORDED RETURN TO:

Name: ROSAL E. HILMAN, c/o Mark Foley
Address: 14725 S. BRUNNEN ROAD
City, State, Zip: OREGON CITY, OR 97045

Chicago Title Insurance Company

ORDER NO.:

QUIT CLAIM DEED

THE GRANTOR SUSAN E. HILMAN

For and in consideration of \$22,500.00 (twenty-two thousand five hundred and no cents) to eliminate community property rights

conveys and quit claims to ROGER P. HILMAN

The following described real estate, situated in the County of SKAMMIA, State of Washington, together with all other acquired title of the grantor(s) herein:

The South 420 feet of the east 420 feet of the West half of the Northwest Quarter of the Northeast Quarter of Section 34, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington. TOGETHER with an easement and right of way for road 20 feet in width from the Southeast corner of the said tract running due east 312 feet and connecting with a county road.

Abbreviated Legal: 211 Butler Loop Road
Skamania, Washington

DATED: 3/16/2001

BY:

Gary H. Olson, Skamania County Auditor
2001 2-1-94-1-1000

BY: Susan E. Hilman

REAL ESTATE EXCISE TAX

BY 21450

APR 05 2001

PAID \$ 288.00

B. H. OLSON, DEPUTY
SKAMANIA COUNTY TREASURER

STATE OF South Carolina

COUNTY OF Summerville

I certify that I have or have satisfactory evidence that SUSAN E. HILMAN the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/16/2001

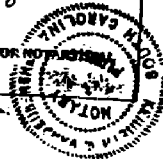
Harold C. Ward, Jr.
Notary Public in and for the State of SOUTH CAROLINA
Residing at 225 W. Wade Hampton Blvd. Summerville, SC 29650

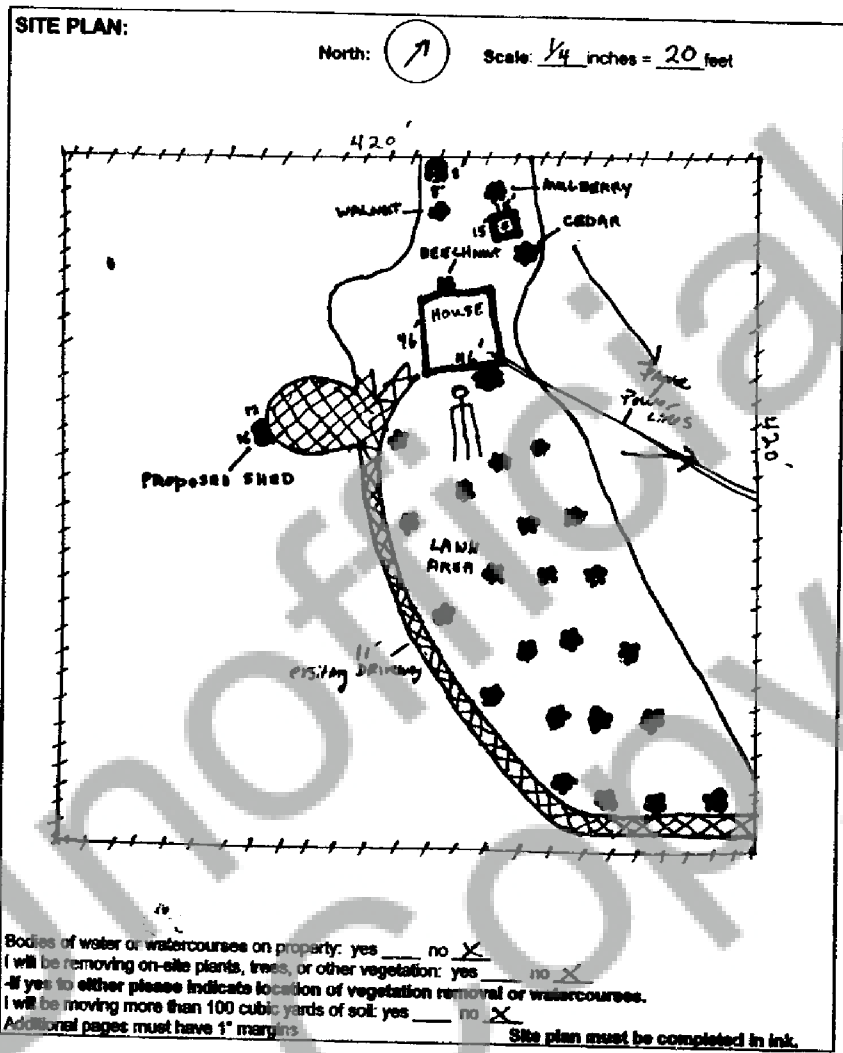
My commission expires March 22, 2004

LPS-12 11/96










THE ABOVE SPACE RESERVED FOR NOTARY SIGNATURE

Notary Seal
Notary Public
State of South Carolina
Harold C. Ward, Jr.
Summerville, SC 29650





NOTICE: This is a proposed site plan, it may be revised as required to be in compliance with the Columbia River Gorge National Scenic Area.

- | | | |
|--|--|---|
| <p>NEW FENCE </p> <p>DRIVEWAY </p> <p>EXISTING BLDG </p> <p>TREES </p> <p>BUSH + BLACK BERRIES </p> | <p>GRASSY LAWN AREA </p> <p>SEPTIC TANK + DRAIN FIELD </p> <p>DOWNWARD SLOPE </p> <p>PROPOSED BLDG. </p> | <p>no Grading Proposed</p> <p>Redund 58</p> |
|--|--|---|