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Return Address: Anton and Anne Check
12113 NW 26th Ave.
Vancouver, WA, 98685

FILED
SKAMANIA
BY *Anne Check*

DEC 3 9 57 AM '03

J. Hermann
J. HERRMANN

By *[Signature]*
dated *[Signature]*
at *[Signature]*
for *[Signature]*

**Skamania County
Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9456 FAX 509 427-8288

Administrative Decision

APPLICANT: Anton and Anne Check

PROPERTY OWNER: Winnifred Scherpf

FILE NO.: NSA-02-41

PROJECT: Restore a 1900s farmhouse (Replacement of 18' X 26' North addition and construct new entryway, removal of chimney and patch original roofline, restore front porch, remove asphalt shingles and restore/repaint original wood siding, reroof and add gutters and downspouts), restore garage with addition to include putting doors on the existing carport, underground utilities, and removal of a singlewide modular home.

LOCATION: 45.83 acres at 3022 Belle Center Road in Skamania County; Section 06 of Township 1N, Range 5E, W.M. and identified as Skamania County Tax Lot #01-05-06-0-0-0300-00

LEGAL: See attached page *6*

ZONING: General Management Area zoned Small Scale Agriculture (Ag-2) where development is taking place, and FA-20 on the North end of the property.

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DECISION:

Based upon the record and the Staff Report, the application by Anton and Anne Check, 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.

CONDITIONS OF APPROVAL:

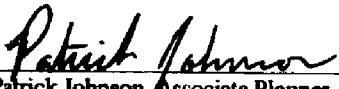
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor in order to ensure notice of the conditions 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. A copy of the first page of the recorded Administrative Decision must be submitted to the Planning Department prior to the issuance of a Building Permit.
- 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) The proposed addition shall be subordinate to the historic structure. It will be smaller than the original house in square feet.
- 4) The roof of the proposed addition will be constructed at a lower height than the historic structure. The addition shall be clearly discernable from the historic structure.
- 5) Siding and windows shall be compatible but not identical to the original structure.
- 6) Vinyl and metal siding (including steel and aluminum) are unacceptable on either the original house or on the addition.
- 7) Aluminum slider windows are unacceptable on either the original house or the addition.
- 8) Only the grading which is necessary for site development (building pads, driveway and utilities) is permitted.
- 9) The Planning Department shall conduct a site visit 30 days after receipt of an Occupancy Permit to ensure that the mobile home has been decommissioned and/or removed.

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- 10) 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.
- 11) 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 23 day of May, 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)(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)(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

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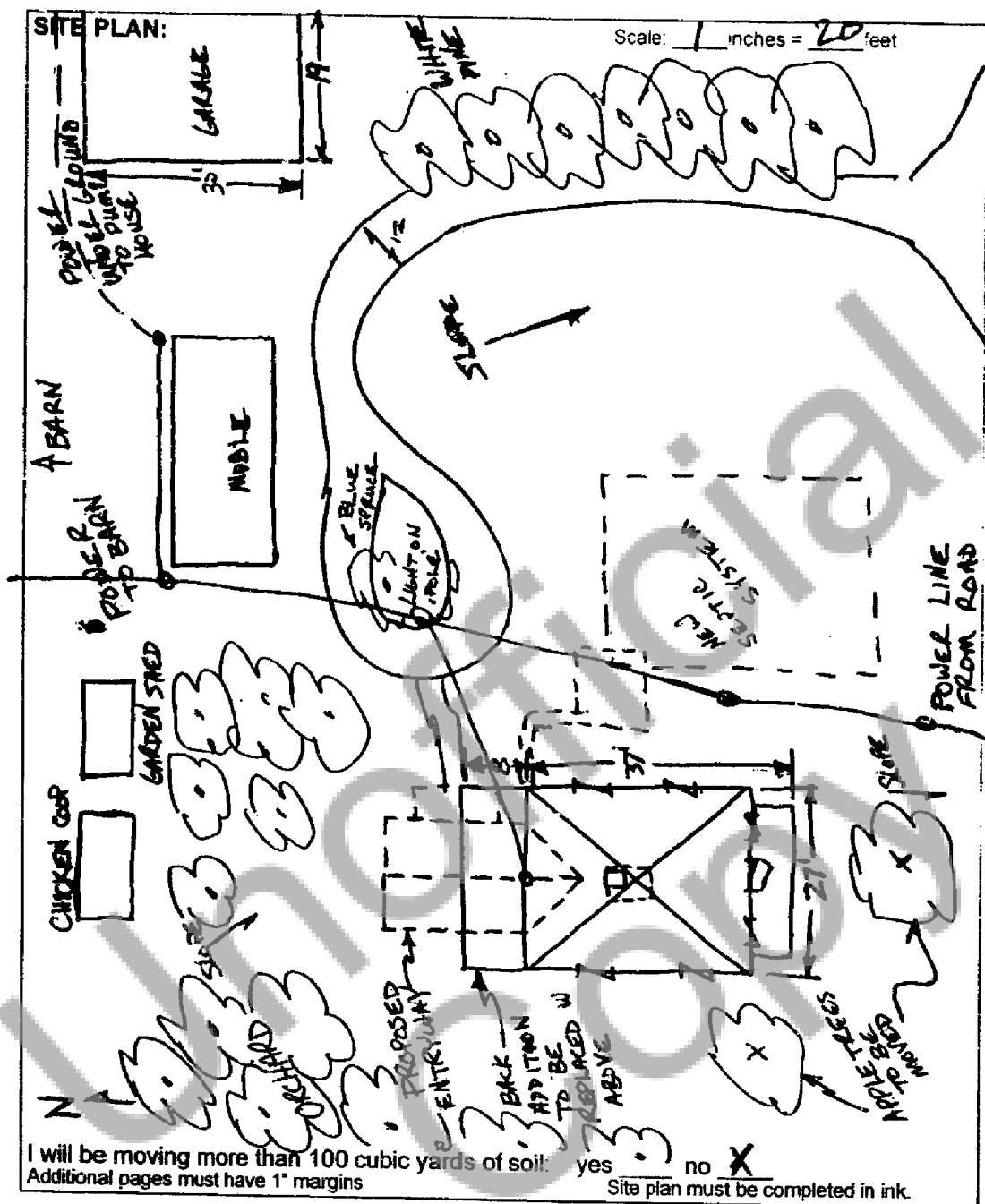
made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Planning Department Office and must be accompanied by a \$500.00 nonrefundable filing fee.

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
Washington Office of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners
Dee Caputo, CTED



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

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EXHIBIT "A"

PARCEL I

A Tract of land in Section 6, 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 on the half section line of said Section 6, which point is 406 feet East from the Northwest Corner of the Southwest Quarter of said Section 6; running thence East along said half section line 1328 feet to a point, which point is in the Northeast Corner of a 65-acre tract heretofore sold by L. P. Rosford and Roscoe R. Morrill to C. F. Peters under contract dated October 20, 1909; thence from this point South and at right angles to last mentioned line for 2280 feet to the Cape Horn County road; thence Easterly following the line of said county road 970 feet, more or less, to where same intersects the half section line of Section 6; thence North along said half section line for 2280 feet, more or less, to the Northeast corner to the Southwest Quarter of said Section 6; thence West along the half section line of said Section 6, a distance of 906 feet, more or less, to the Northeast corner of the said 65-acre tract above referred to, which corner is also the Northwest corner of this tract.

Except that portion conveyed to Skamania County by instrument recorded in Book 66, Page 488 and in Book 66, Page 493.

PARCEL II

A Tract of land in Section 6, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Quarter Corner of the South line of said Section 6; thence North 00°30' West 276 feet; thence North 80°58' West 906 feet; thence North 150 feet, more or less, to the center line of the public road known and designated as the Bell Center Road; thence in an Easterly direction following the center line of said road to intersection with the Quarter Section line of said Section 6; thence South 00°30' East to the Point of beginning.

Except that portion conveyed to Skamania County by instrument recorded in Book 66, Page 488 and in Book 66, Page 493.