

Doc # 2004153391
Page 1 of 8
Date: 06/16/2004 01:32P
Filed by: KENT BLASIE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$26.00

Return Address:

Kent Blasie
2300 Walnut St.
Apt. 418
Philadelphia PA
19103

Document Title(s) or transactions contained herein:

Notice of Final Decision, NSA - 98-82

GRANTOR(S) (Last name, first name, middle initial)

 Blasie, J. Kent
Blasie, Constance W

☐ Additional names on page of document.

GRANTEE(S) (Last name, first name, middle initial)

Skamania County

☐ Additional names on page of document.

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

Section 21 of T3N, Range 10E, W.M.

☐ Complete legal on page 5 of document.

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

3-10-21-2-0-205

☐ Property Tax Parcel ID is not yet assigned

☐ Additional parcel numbers on page of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.



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

NOTICE OF FINAL DECISION

Notice is hereby given that the Skamania County Board of Commissioners took the action described below on November 13, 2000:

ACTION: Final approval of File No. NSA-98-82 approving a single-family residence, attached garage and driveway.

APPLICANT: Kent and Constance Blasie

LOCATION: At the end of the access easement off of Wess Road in Underwood; Section 21 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #3-10-21-2-0-205

Legal: See attached

ZONING: General Management Area, Small Scale Agriculture (AG-2)

DESCRIPTION: The Board of County Commissioners acted upon the recommendation of the Planning Commission and approved the above stated action with the following conditions:

- 1) All developments shall be consistent with the enclosed site plan labeled Exhibits B-1 and B-1 Detail, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) Setbacks for site B-1 (located in the northwest corner of the northwest quadrant) shall be as follows: At least 15 feet from the north boundary line (with the vegetative barrier, see condition #4) and no further south than the southern most tree of the existing fir thicket (see Exhibit B-1 Detail). At least 15 feet from the west boundary line and no closer to the east than 20 feet from the existing fir thicket. Determination of the property line location is the responsibility of the applicant and should be confirmed by a surveyor if the property boundary is in question. See Exhibit B-1.
- 3) The house and garage shall not exceed 28' from the top of the footer, set at existing grade. The residence shall not exceed one story with a daylight basement. At least 50% of the linear wall space of the basement shall be completely below existing grade. Prior to issuance of a building permit, the applicant shall submit elevation drawings to this Department to verify that the residence complies with this condition and condition #2.

- 4) The applicant shall plant an agricultural buffer of a continuous row of trees (at least 50% coniferous and 50% native) along the western half of the north boundary line, starting at the northwest corner and continuing to the beginning of the fir tree clump (see Exhibit B-1). Trees shall be 6' tall and planted on 12' centers, and must reach an ultimate height of at least 15 feet. The trees (i.e. Douglas Fir, big leaf maple or western red cedar) shall be planted prior to final inspection. Existing trees may be used in sequence.
- 5) Trees on the southwest quadrant of the parcel shall be retained for screening. Trees on the northwest quadrant of the parcel shall also be retained and maintained, except those necessary for site development. See Exhibit B-1.
- 6) The applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required. Dead and dying vegetation shall be replaced with the same species, in approximately the same location.
- 7) The applicant shall submit dark and either natural or earth-tone color samples to the Planning Department. Colors for paints, stains and all other exterior materials (including trim, doors, windows, siding, and roof materials) shall be submitted for review and approval prior to issuance of a building permit.
- 8) Only non-reflective materials, such as wood and low-gloss paints and stains, shall be used. The proposed 4 foot roof/eave overhangs shall be implemented on the east side of the house to reduce reflectivity.
- 9) The applicant shall follow the exterior lighting guidelines in the "Zoning News" article attached to the Staff Report. Exterior lighting shall be shielded and hooded with non-reflective, opaque materials which prohibits light from passing through. Compliance with this provision shall be met prior to final inspection by the Building and Planning Departments.
- 10) If the applicant will be moving more than 100 cubic yards, the applicant shall submit a grading plan to the Planning Department in compliance with the guidelines set out in the Staff Report. All graded areas shall be re-seeded with native vegetation prior to final inspection by the Building and Planning Departments.
- 11) The applicant shall comply with all conditions for visual subordination, prior to final inspection by the Building Department. The applicant shall also contact the Planning Department to complete a final inspection. Staff shall conduct a final inspection site visit within four business days. An occupancy permit will not be issued until compliance with visual subordination criteria has been verified.
- 12) The Planning Department will conduct at least two site visits during construction. One will be to verify the location of the house as stated by this approval. Another will be conducted after all foundation excavation has been completed but prior to the applicant framing up the footers. 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.

- 13) 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 13th day of November, 2000, at Stevenson, Washington.


Harpreet Sandhu, Director
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.

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. As per SCC §22.06.050(C)(2).

As per SCC §22.06.050(C)(5), the decision of the County Commissioners 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

Appeals of this decision must be filed with the Columbia River Gorge Commission within 30 days of the date of this notice. Please contact the Gorge Commission for their rules of appellate procedure.

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

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BOOK 163 PAGE 475

FILED
SKAMANIA CO. TITLE

MAR 19 10 18 AM '97

P. Lowry
RECTOR
GARY H. OLSON**AFTER RECORDING MAIL TO:**

Name J. Kent & Constance Blasie
 Address 411 Chester Road
 City/State Devon, PA 19333

5/27
20674**Statutory Warranty Deed**

THE GRANTOR Halver Corporation, a Delaware Corporation

for and in consideration of TWO HUNDRED FIFTEEN THOUSAND dollars and 00/100

in hand paid, conveys and warrants to J. Kent Blasie & Constance Blasie, husband and wife

the following described real estate, situated in the County of Skamania, State of Washington:

The Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

ALSO know as Lot 3 of ROBERSON SHORT PLAT, filed in Book 3 of Short Plats, Page 62, Auditor's File No. 87422, recorded April 11, 1984, records of Skamania County, Washington.

TOGETHER with an easement 30 feet in width for road purposes and for installation of buried or surface utilities over the West 30 feet of the Northeast Quarter of the Northwest Quarter of said Section 21, as shown on the ROBERSON SHORT PLAT referred to herein.

Assessor's Property Tax Parcel/Account Number(s): 03-10-21-2-0-0205-00

Dated 10 March, 1997

Halver Corporation, a Delaware Corporation

BY:

John Halver
President

Halver Corporation, a Delaware Corporation

BY:

Janet Fyfe

18675

REAL ESTATE EXCISE TAX

LPB-10 (11/96)

Registered
 Indexed, Dtl
 Indirect
 Filmed
 Mailed

MAR 19 1997
 PAID 2751.00
SW
 SKAMANIA COUNTY TREASURER

Gary H. Olson, Skamania County Assessor
 Date 5/15/97 Parcel # 3-10-21-2-0-205

EXHIBIT B-1

building
size
(details on page)
Have that done.



Revised Site Plan -

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(12. 10. 99)

Scale: 1" = 39'

EXHIBIT B-1, Detail

