

Return Address: Greg Holtman Construction
864 S.W. Winebarger Road
White Salmon, WA, 98672

Doc # 2004153709
Page 1 of 6
Date: 07/15/2004 09:03A
Filed by: GREG HOLTMAN CONSTRUCTION
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$24.00

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: Greg Holtman
PROPERTY OWNER: Gerald and Deborah Combs
FILE NO.: NSA-04-34
PROJECT: In-kind replacement of an accessory structure (25' X 24') destroyed in the winter of 2003-2004.
LOCATION: 13231 Cook-Underwood Road, in Underwood; Section 15 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-15-0-0-2400-00.
LEGAL DESCRIPTION: See attached page 6.
ZONING: General Management Area -Small Scale Agriculture (AG-2).
DECISION: Based upon the entire record, including particularly the Staff Report, the application by Greg Holtman, 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 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. A copy of the first page of the recorded Administrative Decision must be submitted to the Planning Department prior to 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. (See attached)
- 3) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.
- 4) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department
- 5) Only that grading which is necessary for site development (building pad and associated utilities) is permitted.
- 6) The exteriors of the proposed development shall be composed of non-reflective material or materials with low reflectivity.
- 7) Prior the issuance of a Building Permit, the applicant shall submit **dark** and either natural or earth-tone color samples for the accessory structure to the Planning Department for approval.
- 8) Exterior lighting shall be directed downward and sited, hooded and shielded such that it is not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials. Opaque means that it does not allow light to pass through the shield or hood. All lights should be hooded and shielded so as to have a luminary with less than a 90-degree cutoff.
- 9) The applicant shall meet all conditions to achieve visual subordination prior to final inspection by the Planning Department. The applicant should coordinate all inspections with the Building Department. Final inspection will not be complete until compliance with all conditions, including the visual subordination criteria, has been verified.
- 10) The Planning Department will conduct at least one site visit during construction. One will be to verify the location of the structures as stated by the Administrative Decision. 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.

- 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 8 day of July, 2004, 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 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

The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

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. 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 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
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

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

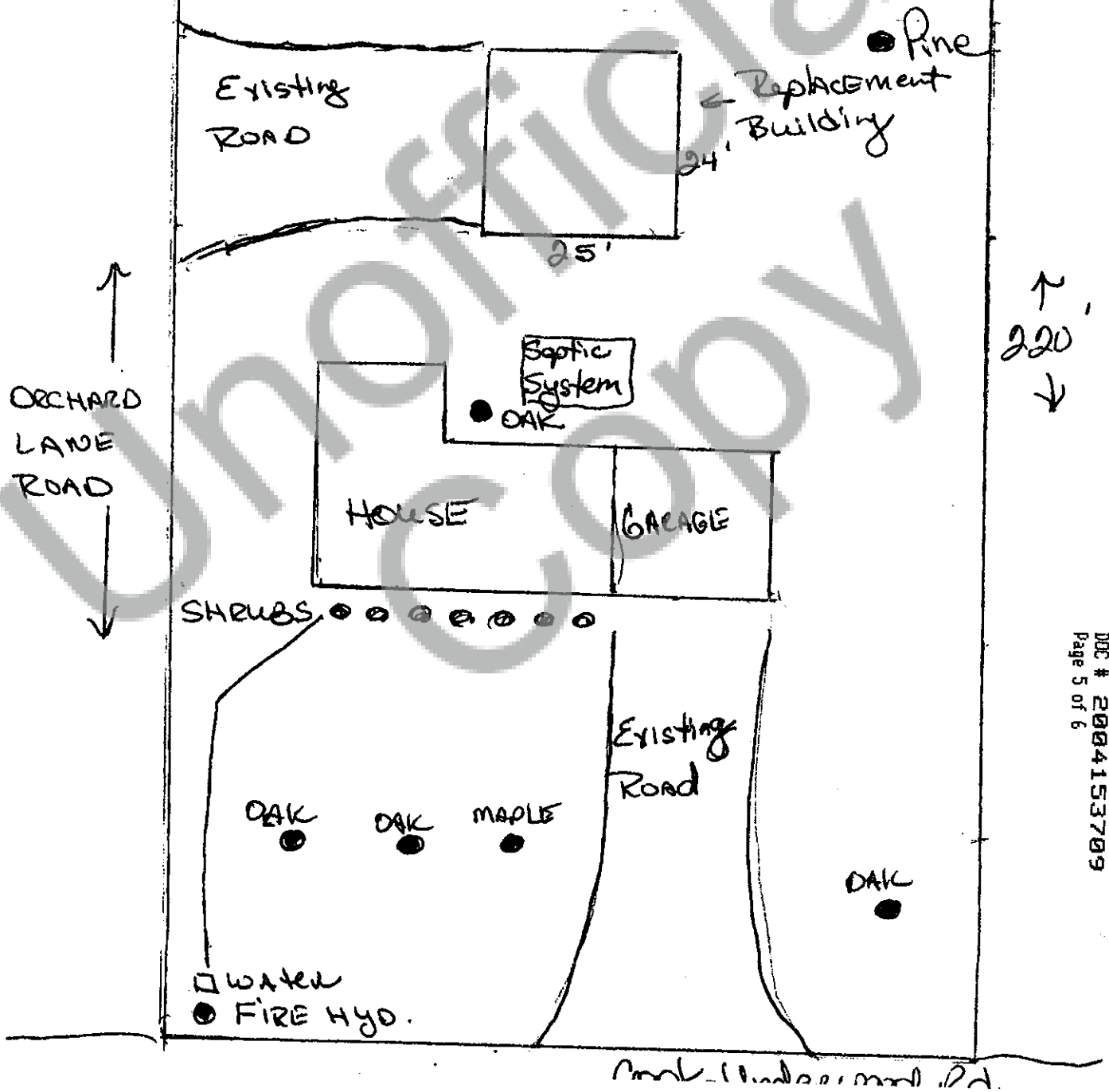
Board of County Commissioners

State of Washington Office of Community Development

DETH (K)
SCALE 1/4" = 5'

← 106' →

NO SLOPE ON LOT



3-10-15-2400
21-10763

STATUTORY WARRANTY DEED

THE GRANTOR, GLEN SHERMAN REEVES and MARY C. REEVES, husband and wife, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, conveys and warrants to GERALD L. COMBS and DEBORAH L. COMBS, husband and wife, the following described real estate, situated in the County of Skamania, State of Washington:



A tract of land in the Southeast quarter of the Southeast quarter of Section 15, Township 3 North, Range 10 E.W.M.; more particularly described as follows: Beginning at the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 15; thence North along the West line of the Southeast quarter of the Southeast quarter of said Section 15 a distance of 220 feet; thence East parallel to the South line of said Section 15, a distance of 106 feet; thence South 220 feet to the intersection with the South line of said Section 15; thence West 106 feet to the point of beginning. EXCEPT that portion conveyed to Skamania County by instrument dated February 24, 1970 and recorded April 7, 1970 in Book 61 at page 615, under Auditor's File No. 71981, records of Skamania County, Washington.

SUBJECT TO: A Deed of Trust executed June 14, 1977, by and between the Grantors in said Deed of Trust and Safeco Title Insurance Company, as Trustee, and Commerce Mortgage Company, an Oregon corporation, as Beneficiary, which the Grantee herein, GERALD L. COMBS and DEBORAH L. COMBS, husband and wife, agree to assume the unpaid principal balance of THIRTY-ONE THOUSAND FOUR HUNDRED TWENTY-TWO AND 84/100 DOLLARS (\$31,422.84).

Dated this 9th day of December, 1977.

GRANTOR:

GLEN SHERMAN REEVES

MARY C. REEVES

STATE OF WASHINGTON

County of Klickitat

On this day personally appeared before me GLEN SHERMAN REEVES and MARY C. REEVES, husband and wife, to me known to be the persons in and who executed the foregoing instrument, and

and they acknowledged to me that they executed the foregoing instrument for the purposes and consideration therein expressed.