

After recording return to:
Nancy Sparks Cresswell
3443 NE Couch Street
Portland, OR 97232

Doc # 2005156565
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Date: 03/14/2005 12:16P
Filed by: ROBERT CRESSWELL
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$21.00

**BEFORE THE SKAMANIA COUNTY BOARD OF ADJUSTMENT
STEVENSON, WASHINGTON**

Nancy Sparks Cresswell

) FINAL ORDER
) APPROVING A
) CONDITIONAL USE PERMIT
) APPLICATION NO. CU-05-01

NOTICE IS HEREBY GIVEN to the above-named Applicant that the aforesaid application to allow her to construct a single family residence, not in conjunction with farm or forest management of the property, on property located off of Doherty Road, off of Skye Road, Washougal, Section 29, T2N, R5E, Tax Lot No. 02-05-29-0-0-0403-00, is approved, with the following conditions:

See Page 3 R12

1. Doherty Road shall be improved to meet the County's Private Road standards as set out in Title 12, from Skye Road to a just past Scott Florek's driveway. Among the other requirements set out in Title 12, the road shall have minimum 20' wide all-weather driving surface capable of supporting a vehicle with a gross vehicle weight of 50,000 pounds.
2. The subject parcel is situated in a Resource Production zone classification. Such parcels are therefore subject to noise, dust, smoke, and odors resulting from harvesting, planting, fertilization, and pest control associated with usual and normal resource management practices, and as such these normal forestry and farm practices, when performed in accordance with state and federal law, shall not be subject to legal action as public nuisances.
3. The homeowners are responsible to ensure that the home shall at all times comply with DNR's recommendations for safe home construction and maintenance in and near Forest Lands.
4. All chimneys shall include a spark arrester.
5. The owners shall be responsible for establishing solid waste service.

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6. Any signs on the property would need to be in conformance with Skamania County Code §21.84.100.
7. If the well is located within 100' of any adjacent property, then the applicants shall obtain a wellhead protection easement from the adjacent property owner/s.
8. The Final Order of the Board of Adjustment shall be recorded, by the applicant, with the deed records of the County Auditor's Office prior to the issuance of a building permit.

The action by the Board of Adjustment shall be final and conclusive, unless within the timeframe provided in RCW 36.70C, the applicant or an adverse party makes application to a court of competent jurisdiction for judicial review of the land use decision.

DATED THIS 9th day of March, 2005, at Stevenson, Washington.

SKAMANIA COUNTY BOARD OF ADJUSTMENT

Mark J. Mazeski
Mark Mazeski, Secretary to the Board

EXHIBIT 'A'

A parcel of property located in the Northwest Quarter of Section 29, Township 2 North, Range 5 East of the Willamette Meridian in Skamania County, Washington, described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter of Section 29;

THENCE South $01^{\circ}21'56''$ West along the West line of said Northwest Quarter 1299.51 feet;

THENCE North $89^{\circ}49'38''$ East 915.71;

THENCE South $23^{\circ}06'29''$ East 221.91 feet to the TRUE POINT OF BEGINNING;

THENCE North $23^{\circ}06'29''$ West 221.91 feet;

THENCE North $01^{\circ}10'05''$ West 334.26 feet;

THENCE North $89^{\circ}30'14''$ East 719.46 feet;

THENCE North $70^{\circ}55'20''$ East 1064.99 feet to the East line of said Northwest Quarter of Section 29;

THENCE South $01^{\circ}15'49''$ West along said East line 723.49 feet to a point on said East line which bears North $01^{\circ}15'49''$ East 1356.80 feet from the Southeast corner of said Northwest Quarter of Section 29;

THENCE South $89^{\circ}49'50''$ West 601.73 feet to a point which bears North $80^{\circ}37'17''$ East 1028.08 feet from the TRUE POINT OF BEGINNING;

THENCE South $80^{\circ}37'17''$ West 1028.08 to the TRUE POINT OF BEGINNING.

Together with an easement for Ingress, Egress and Utilities as disclosed by instrument recorded June 19, 2002 in Book 225, Page 504, Skamania County Records.

Gary H. Martin, Skamania County Assessor

Date 1-15-03 Parcel # 2-5-29-403
ZHM