

Return Address: Daniel Fuller
382 Sprague Landing Road
Stevenson, WA, 98648

Doc # 2005157051
Page 1 of 6
Date: 04/22/2005 10:42A
Filed by: GENERAL PUBLIC
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/PROPERTY OWNER: Daniel Fuller

FILE NO.: NSA-04-60

PROJECT: After-the-fact review of private road construction (approx. .1 miles long and 12 feet wide) and associated grading.

LOCATION: 8.84 acres at 382 Sprague Landing Road in Skamania County; Section 29 of Township 3N, Range 8E, W.M. and identified as Skamania County Tax Lot #03-08-29-0-0-1900-00.

LEGAL: See attached page 6.

ZONING: General Management Area zoned Residential (R-10).

DECISION: Based upon the record and the Staff Report, the application by Daniel Fuller, 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.

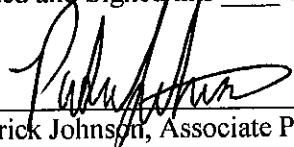
Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

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.
- 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) Determination of the property line location is the responsibility of the applicant and must be confirmed by a surveyor if the property boundary is in question.
- 4) Only the grading which has been completed and is necessary for the road is permitted at this time.
- 5) The existing tree cover shall be retained as much as possible, except as is necessary for site development, safety purposes or as part of forest management practices.
- 6) 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 15 day of February, 2005, 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)(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

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

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

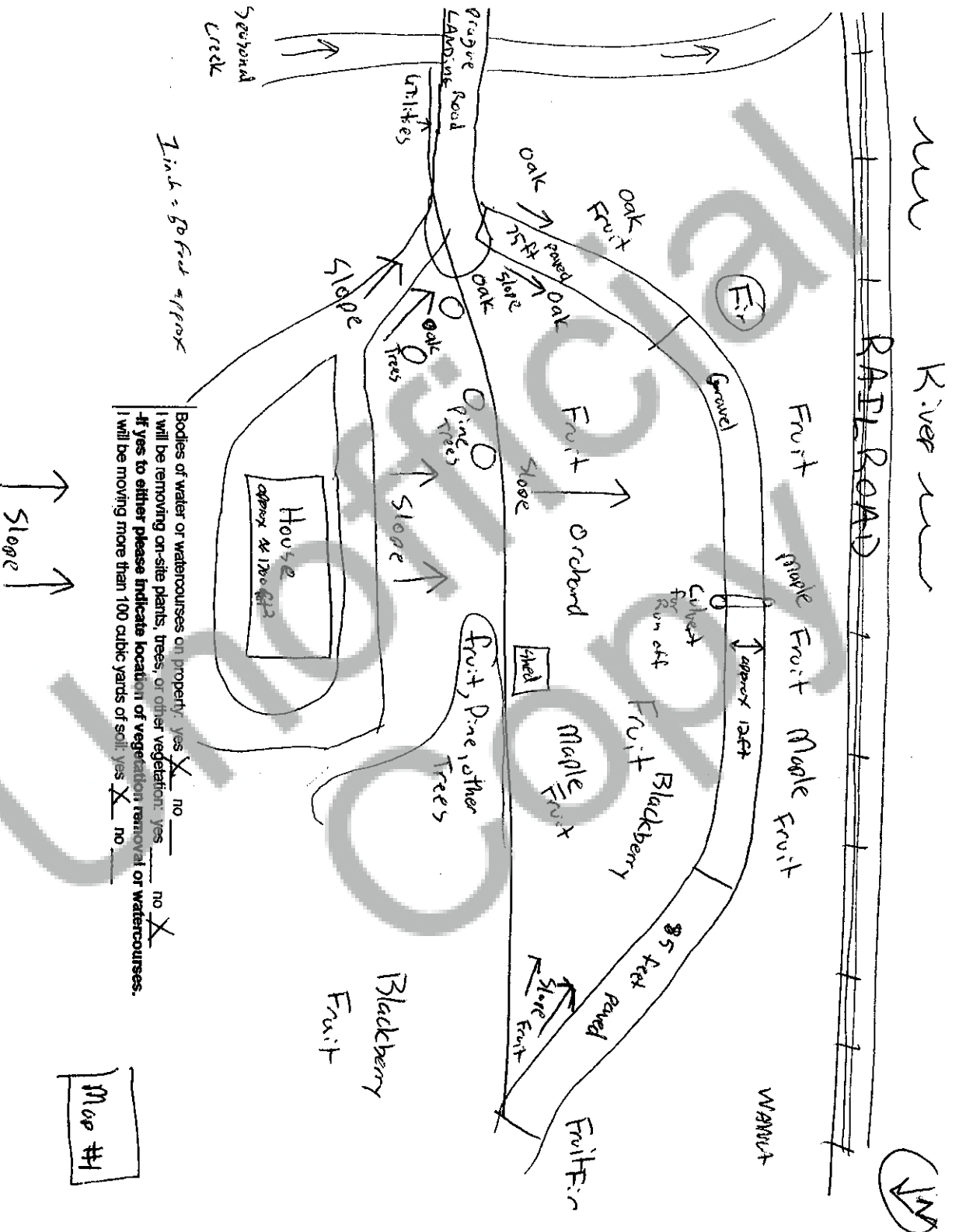
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20-day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Administrative Decision or any amendments thereto.

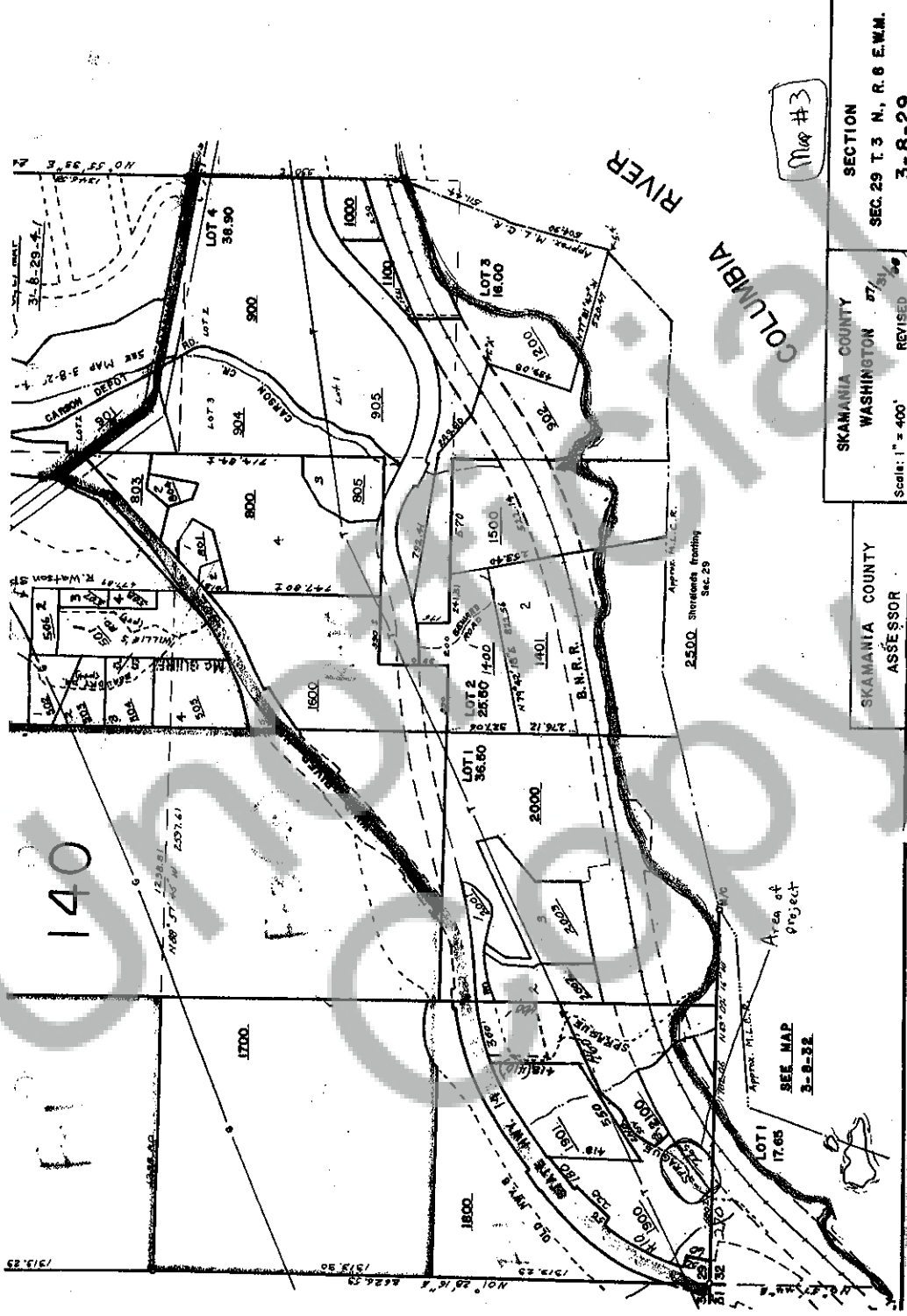
A copy of the Decision was sent to the following:

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
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners





Map #3

| | |
|-----------------|-------------------------------|
| SKAMANIA COUNTY | SECTION |
| WASHINGTON | SEC. 29 T. 3 N., R. 6 E. W.M. |
| ASSESSOR | 3-8-29 |
| REVISED | Scale: 1" = 400' |

Exhibit A

The following real property located in the County of Skamania, State of Washington:

That portion of the Southwest quarter of the Southwest quarter of Section 29, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington, lying Southerly of the right of way acquired by the State of Washington for State Highway 14, formerly known as Primary Highway No. 8.

EXCEPT that portion conveyed to Albert E. McKee and Judy F. McKee, husband and wife, by Warranty Deed filed in Book 65, page 630, records of Skamania County, Washington.

ALSO EXCEPT that portion conveyed to Albert E. McKee and Judy F. McKee, husband and wife, by Statutory Warranty Deed filed in Book 81, page 30, records of Skamania County, Washington.

ALSO EXCEPT that portion conveyed to Michael R. Dudley and Sharon L. Dudley, husband and wife, by Statutory Warranty Deed filed in Book 160, page 581, records of Skamania County, Washington.

Gary H. Martin, Skamania County Assessor

Date 4-2-04 Parcel # 3-8-22-1900

GHM