

Return Address: Kelly Kilgore
PO Box 245
Underwood, WA 98651

Doc # 2005157176
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Date: 05/03/2005 01:55P
Filed by: KELLY KILGORE
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: Kelly Kilgore

PROPERTY OWNER: Kelly & Heidi Kilgore

FILE NO.: NSA-05-01

PROJECT: A 2-story detached garage with a 1,820 sq. ft. footprint and a driveway.

LOCATION: 211 Hood Road; Section 22 of T3N, R10E, W.M., and identified as Skamania County Tax Lot #03-10-22-0-0-1400-00.

LEGAL DESCRIPTION: See attached Page 5.

ZONING: General Management Area—Residential (R-5).

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Kelly Kilgore, 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 Section 22.06.050(C)(2).

- 1) As per SCC Section 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) All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **Front yard:** 45 feet from the centerline of the street or road or 15 feet from the front property line, whichever is greater. **Side yard:** 5 feet. **Rear yard:** 15 feet. Setbacks are established from property lines, not fence lines. If any question arises regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections.
- 4) The proposed garage shall not exceed 18' in height on the west side of the building and 29'2" in height on the east side, as shown in the elevation drawings on file with the Planning Department.
- 5) Upon final inspection of the garage, the Planning Department shall verify that no kitchen exists.
- 6) No more accessory buildings are allowed on the property.
- 7) No commercial use of the garage is permitted.
- 8) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department.
- 9) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 10) 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.

- 11) The applicant shall retain a 50' swath of trees to the south and east, see revised site plan (attached) for location.
- 12) New and replacement fencing shall not be allowed until such time as it is applied for and approved.
- 13) The applicant shall meet all conditions 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 has been verified.
- 14) The Planning Department will conduct at least two site visits during construction. One will be to verify the location of the structure 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.
- 15) 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 2nd day of May, 2005, at Stevenson, Washington.



Stacey Borland, 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
Department of Fish and Wildlife

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Date: 07/20/2004 10:50A
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fees: \$28.00

AFTER RECORDING MAIL TO:

Name Kelly & Heidi Kilgore
Address 1000 245
City/State Underwood, WA 98651

REAL ESTATE EXCISE TAX

24067 EXEMPT
JUL 20 2004

PAID EXEMPT

5CTC04850

Quit Claim Deed

THE GRANTOR KELLY KILGORE & HEIDI KILGORE,
HIS WIFE, IN JOINT TENANCY WITH RIGHT OF
SURVIVORSHIP
for and in consideration of NONE

conveys and quit claims to: KELLY KILGORE & HEIDI KILGORE,
HUSBAND AND WIFE

the following described real estate, situated in the County of SKAMANIA, State of Washington,
together with all after acquired title of the grantor(s) therein:

The South 266.13 feet of the following described tract of land:

That portion of the Southwest Quarter of the Northwest Quarter of Section
22, Township 3 North, Range 10 East of the Willamette Meridian, in the
County of Skamania, State of Washington, described as follows:

Beginning at the Quarter corner on the West line of said Section 22;
thence North 00°19' East 20.17 chains; thence South 89°59' East 4.96
chains; thence South 00°19' West 20.17 chains; thence North 89°59' West
4.96 chains to the point of beginning.

Assessor's Property Tax Parcel/Account Number(s): 03-10-22-0-0-1400-00

Gary H. Martin, Skamania County Assessor

Dated 7-15, 19 04

Date 7-20-04 Parcel # 3-10-22-1400

Kelly & Heidi Kilgore
KELLY KILGORE (Individual)

Heidi Kilgore
HEIDI KILGORE

By

(President)

By

(Secretary)

LPB-12 (11/96)

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Scale: $\frac{1}{4}$ inches = 20 feet

