

Return Address: Walt and Diane Basden
1275 SE Mimosa Drive
Gresham, OR, 97080-2922

Doc # 2005158206
Page 1 of 8
Date: 08/03/2005 08:58A
Filed by: RMD CONSTRUCTION
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$39.00

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: Walt and Diane Basden

PROPERTY OWNER: LeClaire Bowe

FILE NO.: NSA-05-17

PROJECT: A 720 square foot addition to an existing home and associated utilities.

LOCATION: In the Interlaken resort area on Rand Lake; Section 14 of Township 2N, Range 5E, and identified as Skamania County Tax Lot #62-07-14-0-0-2105-00.

LEGAL DESCRIPTION: See attached Pages 7 -- 9.

ZONING: General Management Area --Large Woodland (F-2).

DECISION: Based upon the entire record, including particularly the Staff Report, the application by Walt and Diane Basden, 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 plans, unless modified by the following conditions of approval. If modified, the site plans shall be consistent with the conditions of approval. (See attached)
- 3) Only that grading which is necessary for site development (building pad and utilities) is permitted.
- 4) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department.
- 5) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 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 19th day of May, 2005, at Stevenson, Washington.


Jessica Davenport, Associate Planner
Skamania County Planning and Community Development.

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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 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 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
Skamania County Health Department

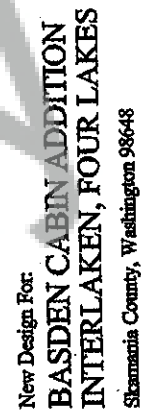
A copy of this Decision, including the Staff Report, was sent to the following:

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
Washington State Department of Fish and Wildlife



existing


addition

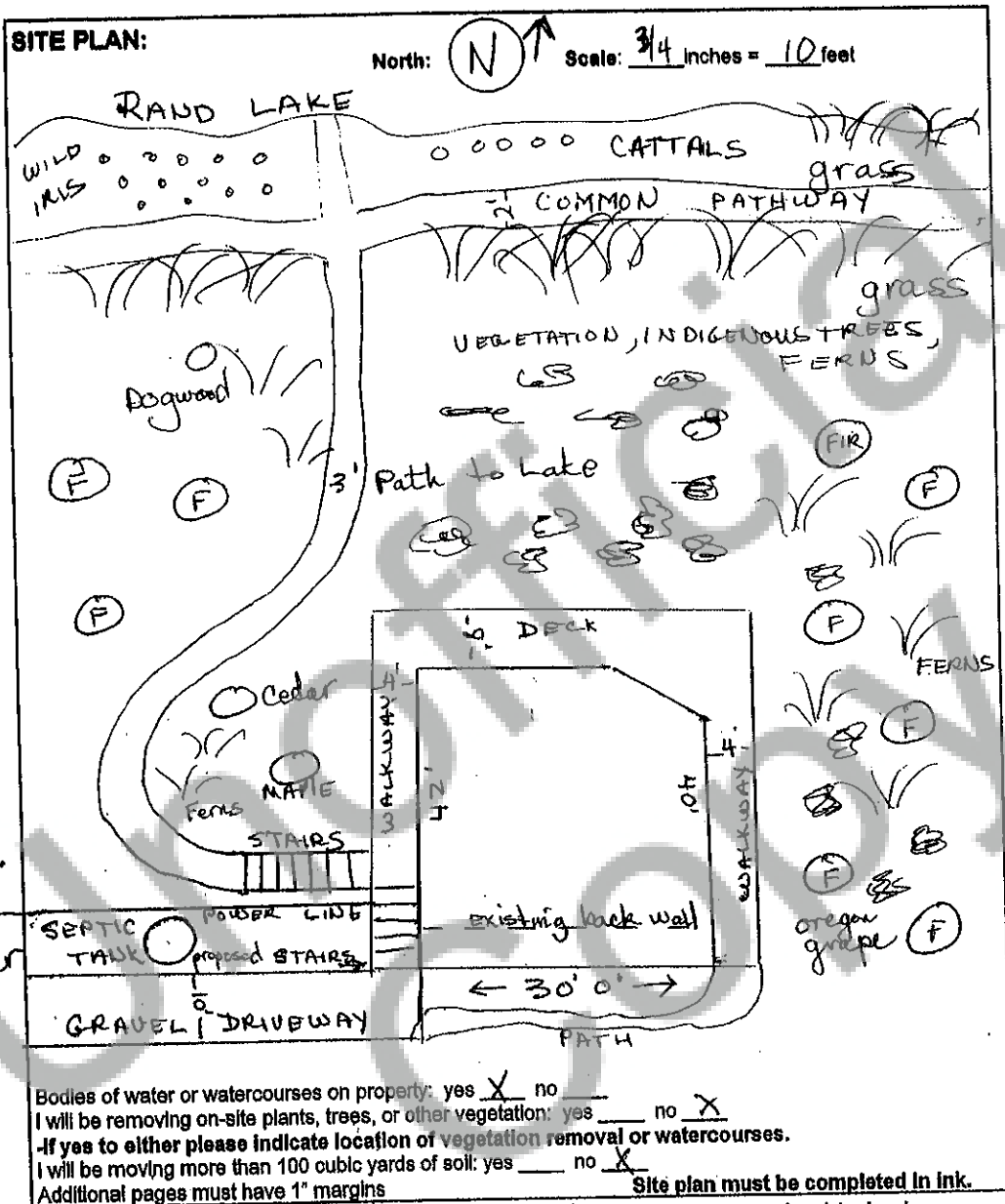


Date:	7/17/04
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A-3.1

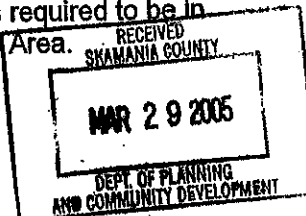
SITE PLAN:

North:  Scale: 3/4 inches = 10 feet



Bodies of water or watercourses on property: yes ☒ no ☐
 I will be removing on-site plants, trees, or other vegetation: yes ☐ no ☒
 If yes to either please indicate location of vegetation removal or watercourses.
 I will be moving more than 100 cubic yards of soil: yes ☐ no ☒
 Additional pages must have 1" margins Site plan must be completed in ink.

NOTICE: This is a proposed site plan, it may be revised as required to be in compliance with the Columbia River Gorge National Scenic Area.



zmsServer Image Courtesy of the USGS

<http://terraserver.microsoft.com/printimage.aspx?T=2&S=11&X=1462&Y=12642&Z=1...>

Send To Printer Back To TerraServer Change to 11x17 Print Size Remove Grid Lines Change to Portrait

misses 2 km SW of Cascade Locks, Oregon, United States 01 Jul 1996

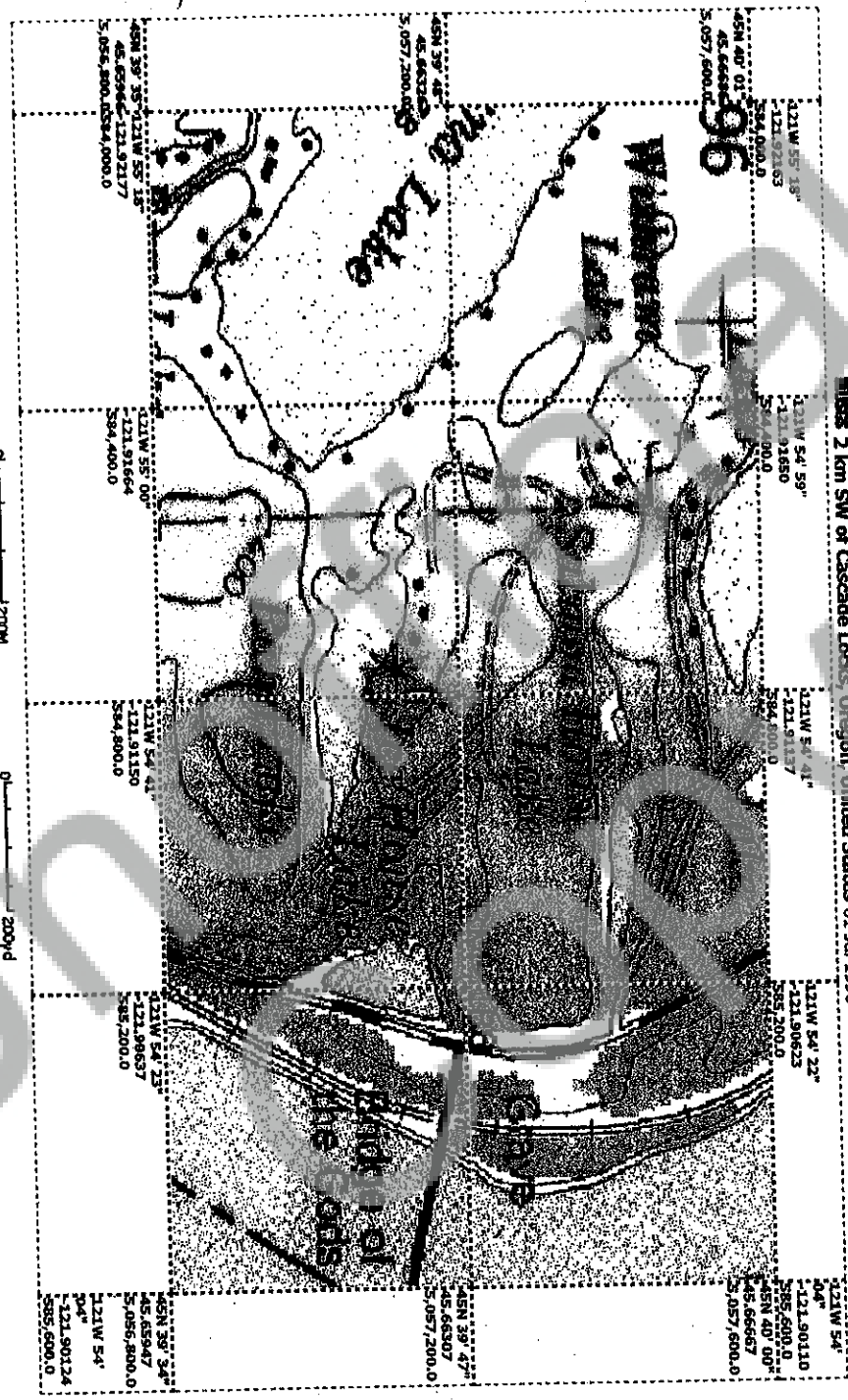


Image courtesy of the U.S. Geological Survey
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Jones et al to Interlaken Resort Co.

The granters Minnie Stevenson and J.M. Stevenson her husband and Lusia A. Jones a widow, of Portland Oregon, for and in consideration of five thousand dollars in hand paid, conveys and warrants to The Interlaken Resort Company, a corporation, the following described real estate situated in the County of Skamania State of Washington to-wit:

An Undivided three fourths interest in the south west half of the D. Baughman D.L.C. No. 42 in said Skamania County, Washington; except the right of way heretofore conveyed to the Spokane Portland and Seattle Railway Company.

Dated this 6th day of January 1911

Executed in presence of

G.W. Stapleton

E.F. Shumaker

State of Oregon

Minnie Stevenson (Seal)

J.M. Stevenson (Seal)

Lusia A. Jones (Seal)

County of Multnomah, ss. G.W. Stapleton, the undersigned authority do hereby certify that on this 6th day of January 1911 before me personally appeared Minnie Stevenson, J.M. Stevenson and Lusia A. Jones, a widow to me known to be the individuals described in and who executed the within instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 6th day of January 1911

G.W. Stapleton, Notary Public for Oregon

(Notarial Seal)

Residing at Portland in said County.

Filed for record by E. Crowley on Jan. 7th 1911 at 1.15 P.M.

A. Fleischhauer

Co. Auditor

Cascade Land Co. to Interlaken Resort Co.

The Grantor, The Cascade Land and Investment Company a corporation, for and in consideration of thirty-five thousand (\$35000.00) Dollars in hand paid, conveys and warrants to The Interlaken Resort Company, a corporation, the following described real estate situated in the County of Skamania State of Washington to-wit:

The following described tract of land to-wit: The Bradford D.L.C. No. 37 in Skamania County Washington, save and kept that portion of said claim belonging to the Cascade R.R. Co. and used as a right of way for said road known as the old portage road; and also excepting therefrom the right of way of the Spokane Portland & Seattle Railway Company and all lands southerly from said Spokane Portland and Seattle Railroad Company lying and being south and west of the east and west center line of section eleven (11) and Township two (2) North in Range seven (7) East of the W.M. Also an undivided one fourth interest in the southwest half of the D. Baughman D.L.C. No. 42 in said Skamania County Washington, except the right of way heretofore conveyed to the Spokane Portland and Seattle Railway Company. Also all shore or tide lands lying along the bank of the Columbia River extending from the said center line of said section eleven and easterly therefrom along the front of said Bradford D.L.C. and said south west half of said Baughman D.L.C., all in Skamania County Washington.

Dated this 31st day of December 1910

Executed in presence of

(Seal of C.L. & I. Co.)

Cascade Land & Investment Co.

by Patrick McCoy, its President

Attest: Geo. H. Stevenson, Secretary

State of Washington

County of King, ss. On this 3rd day of January 1911 before me personally appeared Patrick McCoy and Geo. H. Stevenson to me known to be the President and Secretary of the corporation that executed

the foregoing and within instrument and acknowledged that said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath stated that they were authorized to execute the same and that the seal affixed thereto is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

A.N. Booth, Notary Public in and for state of
(Notarial Seal) Washington, residing at Seattle Wash.

Filed for record by D. Crewley on Jan. 7th 1911 at 1.15 P.M.

A. Fleischhauer

Co. Auditor

Stevenson to Cascade Land & Inst. Co.

This Indenture witnesseth that George H. Stevenson and Rebecca A. Stevenson his wife, parties of the first part, for and in consideration of One (\$1.00) Dollar lawful money of the United States to them in hand paid by the Cascade Land and Investment Co., a corporation, party of the second part do by these presents release, convey and quitclaim unto the said party of the second part its successors and assigns all interest of the said party of the first part in and to the following described real property situated in the county of Skamania State of Washington to-wit:

All share lands of the second class owned by the state of Washington embraced within the following described boundaries: Beginning at the south corner of the parcel Baughman Donation land claim in Section 1/2 and 11 Township two North of Range 7 East of W.M., thence south 54 deg 30' in east 27.10 feet; thence north 9 deg 14 min East 255.50 feet; thence north 31 deg 6 min East 121.10 feet thence North 9 deg 31 min East 124.20 feet; thence North 29 deg. 5 min west 129.10 feet; thence North 40 deg 52 min east 112.70 feet; thence north 18 deg 39 min East 115.17 feet; thence North 6 deg 1 min East 112.40 feet; thence North 69 deg. 12 min 30" East 120' 30 feet; thence North 61 deg 14' East 140 feet; thence South 59 deg 37' 30" East 138.90 feet; thence North 3 deg 23' East 172.80 feet; thence North 20 deg 43' East 275.70 feet; thence South 81 deg 45' East 180 feet; thence south 20 deg 14' 30" west 177.10 feet; thence north 68 deg 5' east 379.40 feet; thence North 49 deg 15' East 159.60 feet; thence north 26 deg 22' East 270 feet; thence north 64 deg 30' East 840 feet; thence North 42 deg 45' East 1234 feet; thence north 56 deg 47' East 560 feet thence North 40 deg 26' East 654 feet; thence north 73 deg 50' East 258 feet; thence North 34 deg 30' East 606.50 feet; thence north 445 feet; thence north 77 deg 30' West 174.90 feet thence south 20 deg. 30' West 247.50 feet; thence south 123.42 feet; thence south 25 deg 30' East 180.18 feet; thence south 39 deg 0' West 297 feet; thence south 77 deg 45' west 231 feet; thence south 43 deg 20' West 212.52 feet; thence South 66 deg West 198 feet; thence west 204.60 feet thence south 21 deg 45' West 186.78 feet; thence south 39 deg west 198 feet; thence south 51 deg west 1333.20 feet; thence west 82.50 feet; thence south 19 deg west 191.40 feet; thence south 69 deg west 613.90 feet thence south 26 deg 45' West 321 feet; thence west 171.60 feet thence north 71 deg 15' west 224.40 feet; thence south 31 deg 15 west 310.20 feet; thence south 15 deg 30' west 184.80 feet thence south 32 deg west 226.38 feet; thence south 9 deg 30' east 174.90 feet; thence south 11 deg west 306.10 feet; the place of beginning containing 18.53 acres more or less and being share lands in sections 1, 2 11 Township 2 North of range 7 East of W.M. as shown by the official plat and field notes of said land filed in the office of the Commissioner of Public lands at Olympia Wash on the 30th day of June 1906

To have and to hold the said premises with the appurtenances unto the said party of the second part and to his heirs and assigns forever.