

Return Address: Ross & Christine Bluestone  
41 Sooter Road  
Underwood, WA 98651

Doc # 2005158324  
Page 1 of 8  
Date: 08/15/2005 10:35A  
Filed by: ROSS & CHRISTINE BLUESTONE  
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:** Ross & Christine Bluestone

**PROPERTY OWNER:** Ross & Christine Bluestone

**FILE NO.:** NSA-05-11

**PROJECT:** Replacement of 6 foot sliding door with 3' x 6' vinyl window, replace 6 foot sliding door with a new vinyl 6 foot sliding door, add two 3' x 6' windows, and to construct parking cover over existing cement slab.

**LOCATION:** Off of Sooter Road; Section 22 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-22-1-4-0904-00.

**LEGAL:** Lot 7 Sooter Tracts, recorded in Book A of Plats, Page 138.

**ZONING:** General Management Area-Residential (R-1).

**DECISION:** Based upon the record and the Staff Report, the application by Ross & Christine Bluestone, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 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 Southwest Washington 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 Code 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. (See attached)
- 3) The height of the proposed parking cover shall be the same as or less than the existing home.
- 4) The Planning Department will conduct at least two site visits during construction and at least one site visit for Final Inspection. One will be to verify the location of the structure as stated by the Administrative Decision. 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.
- 5) 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 21<sup>st</sup> day of June, 2005, at Stevenson, Washington.

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

#### NOTES

Any new residential development, related accessory structures such as garages or workshops, fences, 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

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  
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**

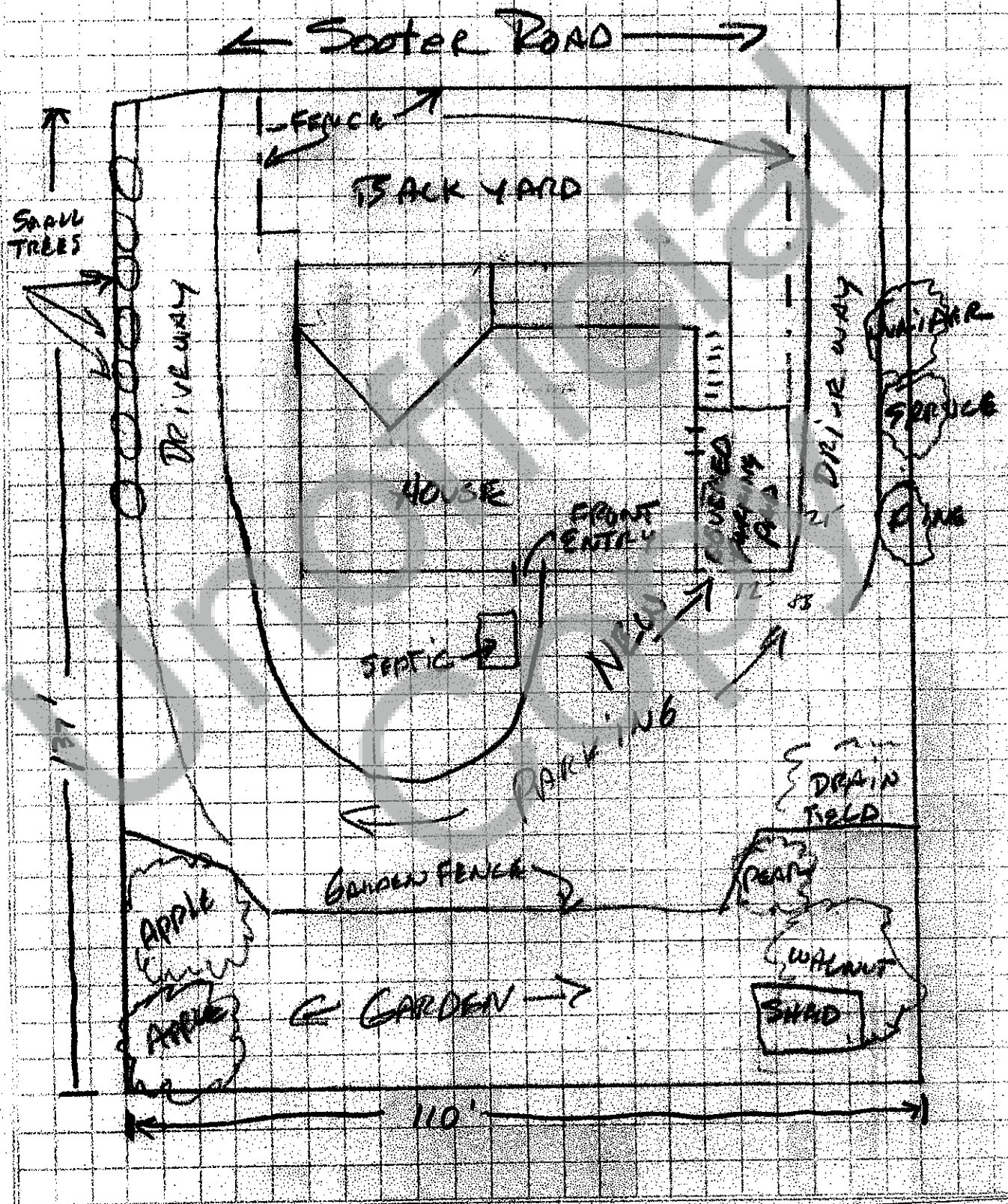
Unofficial  
Copy

# SITE PLAN COMPUTATION SHEET

(SCALE)  
1/4" = 5'

NO VEGETATION DISTURBANCE  
NO WATER WITHIN 1500' OF  
PROPERTY

SHEET \_\_\_\_\_ OF \_\_\_\_\_  
MADE BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_





145248

BOOK 226 PAGE 465

## RETURN ADDRESS:

Ross + Christine Bluestone  
PO Box 360  
Trout Lake WA 98650

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Cross Bluestone

JUL 12 2 22 PM '02  
C. Bartlett

AUDITOR  
J. MICHAEL GARVISON

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Statutory Warranty Deed
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

GRANTOR(S) (Last name, first, then first name and initials)

1. Knowles, Clyde G.
2. Knowles, Carol A.
3. \_\_\_\_\_
4. \_\_\_\_\_

☐ Additional Names on Page \_\_\_\_\_ of Document.

GRANTEE(S) (Last name, first, then first name and initials)

1. Bluestone, Ross J.
2. Bluestone, Christine M.
3. \_\_\_\_\_
4. \_\_\_\_\_

☐ Additional Names on Page \_\_\_\_\_ of Document.

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section Township, Range, Quarter/Quarter)

lot 7 of Soote tracts - file + record at  
page 138 of Book A of Plats

☐ Complete Legal on Page \_\_\_\_\_ of Document.

REFERENCE NUMBER(S) Of Document assigned or released:

☐ Additional Numbers on Page \_\_\_\_\_ of Document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

☐ Property Tax parcel ID is not yet assigned.

☐ Additional Parcel Numbers on Page \_\_\_\_\_ of Document.

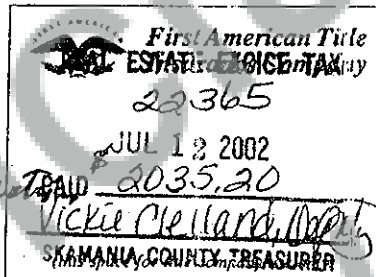
The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

**AFTER RECORDING MAIL TO:**

Name ROSS & CHRISTINE Bluestone  
 Address P.O. Box 360  
 City/State TROUT LAKE, WA 98650

**Statutory Warranty Deed**

THE GRANTOR Clyde G. Knowles and  
Carol A. Knowles, husband and wife  
 for and in consideration of  
10 dollars and other valuable consideration  
 in hand paid, conveys and warrants to Ross J. Bluestone  
and Christine M. Bluestone, husband and wife  
 the following described real estate, situated in the County of SKAMANIA, State of Washington:



Lot 7 of SCOTER TRACTS according to the Official  
plat thereof on file and of record at page  
138 of Book A of plats, Records of Skamania,  
County, Washington.

Gary H. Martin, Skamania County Assessor  
 Date 7/16/02 Parcel # 3-16-22-1-4-904

Subject to a restrictive covenant that no mobile  
home or trailer house shall be kept, used or occupied  
on said premises;  
And subject to a restrictive covenant that said property shall  
not be used for commercial purposes.

Assessor's Property Tax Parcel/Account Number(s):  
03 10 22 14 0904 00

Dated 7/12/2002

[Signature]  
Christine M. Bluestone

[Signature]  
Clyde G. Knowles  
[Signature]  
Carol A. Knowles

STATE OF WASHINGTON, }  
 County of Klickitat } SS

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Clyde Knowles and  
Carol Knowles to me known  
 to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they  
 signed 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 12th day of July 2002.

LYNDE S. CURTIS  
 STATE OF WASHINGTON  
 NOTARY --- PUBLIC  
 My Commission Expires Jan. 15, 2004

Lynde S. Curtis  
 Notary Public in and for the State of Washington,  
 residing at \_\_\_\_\_  
 My appointment expires 1/15/04

STATE OF WASHINGTON, }  
 County of \_\_\_\_\_ } SS

ACKNOWLEDGMENT - Corporate

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of  
 Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_  
 and \_\_\_\_\_ to me known to be the  
 President and \_\_\_\_\_ Secretary, respectively, of \_\_\_\_\_  
 the corporation that executed the foregoing instrument, and acknowledged the 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 \_\_\_\_\_  
 authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

\_\_\_\_\_  
 Notary Public in and for the State of Washington,  
 residing at \_\_\_\_\_  
 My appointment expires \_\_\_\_\_

WA-46A (11/96)

This is page 1 of 1 and is attached to Statutory Warranty dated 7/12/02  
Reed