

Tom Aspitarte
221 Ward Rd
Washougal WA 98671

Doc # 2005158391
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Date: 08/18/2005 12:27P
Filed by: TOM ASPITARTE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$33.00

**SKAMANIA COUNTY PLANNING DEPARTMENT
CRITICAL AREAS VARIANCE APPLICATION
ADMINISTRATIVE DECISION
FOR**

Tom Aspitarte
File No. CA-03-06

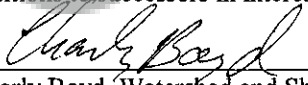
This staff report addresses the application of Tom Aspitarte who is requesting a variance to the minimum development standard that specifies the stream buffer zone for a Class I Stream shall be 100' in order to replace an existing single-wide mobile home, currently situated 75' from the Ordinary High Water Mark (OHWM) of the Washougal River, with a larger single-family residence in the same location on his property located in Skamania County, Washington, Tax Lot Number 02-05-33-0-0-1701-00.

DECISION

The requested administrative variance is hereby granted subject to the following conditions:

1. All portions of the home are located no closer than 75' from the OHWM of the Washougal River;
2. Temporary silt fencing is installed during home replacement;
3. No vegetation is disturbed within 75 feet of the OHWM of the Washougal River;
4. Disturbance of vegetation between 75 and 100 feet from the OHWM is kept to the minimum necessary to construct the home;
5. All disturbed areas resulting from home replacement activities within 100 feet from the OHWM are re-vegetated using native vegetation, not to include lawn;
6. Retention of as many large conifers as possible between 75 and 100 feet from the OHWM of the Washougal River; and
7. All other necessary permits are obtained and adhered to;
8. This decision shall be recorded in the Skamania County deed records prior to issuance of a building permit to ensure notice of the conditions to successors in interest.

Notice Date: December 23, 2003


Charly Boyd, Watershed and Shorelines Planner
Department of Planning & Community Development

APPEALS

You may appeal this Administrative Variance to the Critical Areas Ordinance decision within 10 days of the date listed above, by submitting a Notice of Administrative Appeal form and appeal fee of \$100.00 to the Planning Department at P.O. Box 790, Stevenson, WA 98648. You should be prepared to make specific factual objections on the appeal form.

Parcel I

Situated in the County of Skamania, State of Washington

Commencing at the Southwest corner of the Northeast quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian; thence East along the South Line of said Northeast quarter to the Southeast corner of the Southwest quarter of said Northeast quarter of Section 33; thence North along the East Line of said Southwest quarter to the Northeast corner of said Southwest quarter of the Northeast quarter; thence Southwesterly to the point of beginning.

SUBJECT TO any easements, liens or encumbrances of record.

TOGETHER WITH an easement and right of way as set forth in instrument recorded September 22, 1969, in Book 61,

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