

Return Address: David and Tamara Kuhn
P.O. Box 247
Stevenson, WA 98648

Doc # 2006161943
Page 1 of 10
Date: 06/14/2006 11:11A
Filed by: DAVID & TAMARA KUHN
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$41.00

**Skamania County
Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-3900 FAX 509 427-3907

Administrative Decision

APPLICANT: David and Tamara Kuhn

PROPERTY OWNER: David and Tamara Kuhn

FILE NO.: NSA-06-17

PROJECT: To divide a 42.30-acre parcel into two parcels, each being 21.15 acres in size.

LOCATION: Located at 12 Franz Road, Skamania1; Section 33 of T2N, R6E, W.M., and identified as Skamania County Tax Lot #02-06-33-0-0-1800-00.

LEGAL: See attached page 6-10

ZONING: General Management Area-Small Woodland (F-3).

DECISION: Based upon the record and the Staff Report, the application by John and David and Tamara Kuhn, 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 Division 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 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 §22.06.120(C)(2).

- 1) As per SCC §22.06.120(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project (including 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:** 50 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater. **Side yard:** 20 feet. **Rear yard:** 20 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) A note shall be placed on the deeds for this land division which states: "No building, structures or land shall be used, and no building or structure shall be hereafter erected, altered, or enlarged, on the lands lying within this land division, except as allowed by the Columbia River Gorge National Scenic Area Ordinance. No land disturbing activities shall occur on the lands contained within this land division without prior review and approval by the Skamania County Department of Planning and Community Development."
- 5) Access for the two new parcels shall be consolidated from Franz Road.
- 6) The applicant shall consult with WDFW prior to any logging or road construction that does not require a National Scenic Area land use review."

Dated and Signed this 23rd day of May, 2006, 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 §22.06.150(C)(1), 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 \$1,000.00 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

Department of Archaeology and Historic Preservation

Columbia River Gorge Commission

U.S. Forest Service - NSA Office

Board of County Commissioners

State of Washington Department of Community Trade and Economic Development – Dee Caputo

Department of Fish and Wildlife

Unofficial
Copy

**PROPOSED LOT
SECREGATION**

OF A PORTION OF THE
SE 1/4 OF THE SW 1/4

T. 3 N., R. 6 E., W.M.
AND A PORTION OF THE
NW AND THE NE 1/4 OF
THE NW 1/4

T. 2 N., R. 6 E., W. M.
SKAMANIA COUNTY, WASHINGTON

157347

- INDICATES CALCULATED PORTION
INDICATES AMOUNT FOUND AS NOTED
YELLOW PLASTIC CAP
DEPARTMENT OF NATURAL RESOURCES

NAME: DAVID R. & TALLARA LL. RUMIN
ADDRESS: 14000
CITY: 14000

SILVERMAN, WASHINGTON
 202-338-6226

800-427-4817
 816-592-8541

STT ADDRESS:

12 JOURNAL OF
STEWARTSON, WASHINGTON

100

DESIGN SERVICES

ROBERT GRANTZ, DAVID F.

100

100

THE

ANCE WITH THE REGULAR

THE

100



100

6

011-20-035

100

30 57: —

284

100

1

3042L 1" x 10"
 400 MB. 05-152
 DATED 02-20-68
 CAGD 875. DML
 3040N 875. GLE
 CHOSSED 875. —
 3042L 1" x 10"



MINSTER-GLASER
 SURVEYING INC.
 2200 E. EVERGREEN BLVD.
 VANDERBILT, WA 98087
 (206) 684-3115

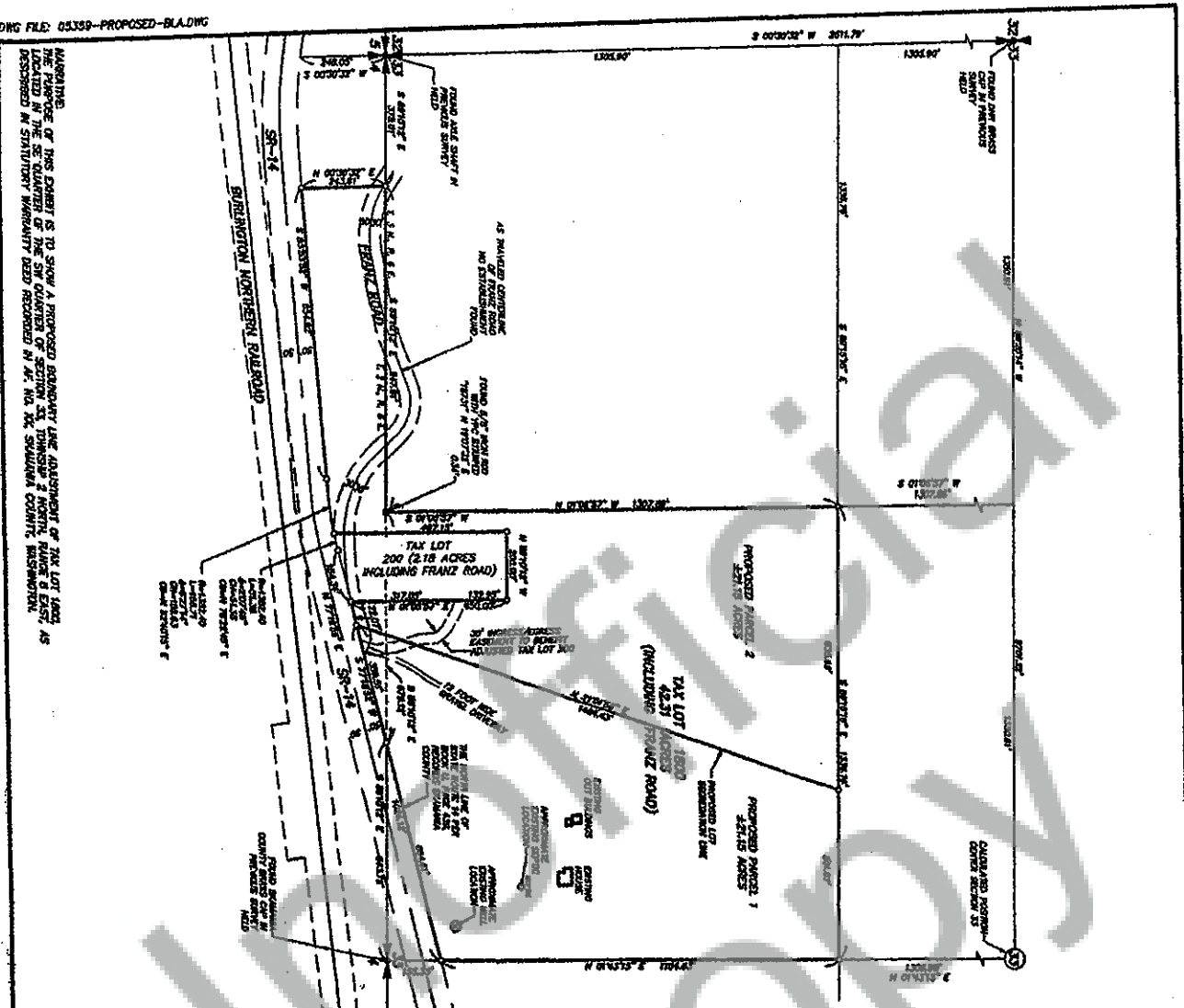
SURVEYOR'S CERTIFICATE

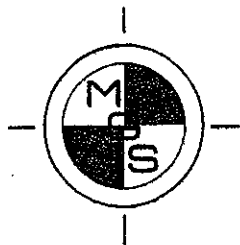
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION
IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE
REQUEST OF DAVID KRAM IN JANUARY 2008.

**DANIEL A. RENTON,
PROFESSIONAL LAND SURVEYOR, IS #7535**



BASES OF BEARING: S 89°0'12" E ALONG THE
SOUTH LINE OF THE SW QUARTER SECTION 33
BETWEEN FOUND MONUMENTS AS SHOWN ON
THIS DRAWING



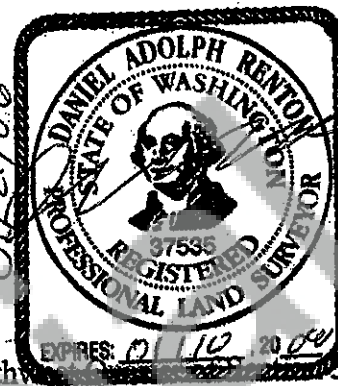


**MINISTER-GLAESER
SURVEYING INC.**

(360) 694-3313
FAX (360) 694-8410
2200 E. EVERGREEN
VANCOUVER, WA 98661

January 22, 2006

PROPOSED
"LOT SEGREGATION"
TAX LOT 1800
PARCEL 1



A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section 33, Township 2 North, Range 6 East, Willamette Meridian, and in a portion of the North Half of the Northwest Quarter of Section 4, Township 1 North, Range 6 East, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at the Southeast corner of said Southwest Quarter of Section 33;

Thence North $01^{\circ}43'15''$ East, along the East line of said Southwest Quarter, for a distance of 155.35 feet to the North Right-of-Way line of State Route 14 and the **TRUE POINT OF BEGINNING**;

Thence South $77^{\circ}18'52''$ West, along said North Right-of-Way, for a distance of 1024.12;

Thence leaving said North Right-of-Way line, North $21^{\circ}01'58''$ East, for a distance of 1484.43 to the North line of said Southeast Quarter;

Thence South $89^{\circ}15'16''$ East, along said North line, for a distance of 501.07 feet to the Northeast corner of said Southeast Quarter;

Thence South $01^{\circ}43'15''$ West, along the East line of said Southeast Quarter, for a distance of 1154.63 feet to the **TRUE POINT OF BEGINNING**.

Containing 21.15 acres, more or less.

Together with and subject to an easement for the purpose of ingress and egress across a tract of land located in the Southeast Quarter of the Southwest Quarter of Section 33, Township 2 North, Range 6 East, Willamette Meridian, and in a portion of the Northeast Quarter of the Northwest Quarter of Section 4, Township 1 North, Range 6 East,

Willamette Meridian, Skamania County, Washington, being 30.00 feet in width, 15.00 feet on either side of the following described centerline:

Beginning at the Southeast corner of said Southwest Quarter of Section 33;

Thence North $01^{\circ}43'15''$ East, along the East line of said Southwest Quarter, for a distance of 155.35 feet to the North Right-of-Way line of State Route 14;

Thence South $77^{\circ}18'52''$ West, along said North Right-of-Way line, for a distance of 959.79 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said North Right-of-Way line, North $26^{\circ}06'36''$ East, for a distance of 18.44 feet;

Thence North $11^{\circ}36'49''$ East, for a distance of 22.08 feet;

Thence North $05^{\circ}54'05''$ West, for a distance of 59.57 feet;

Thence North $18^{\circ}03'18''$ West, for a distance of 61.50 feet;

Thence North $02^{\circ}44'06''$ West, for a distance of 55.62 feet;

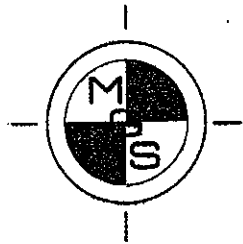
Thence North $35^{\circ}54'45''$ West, for a distance of 24.54 feet;

Thence North $49^{\circ}07'06''$ West, for a distance of 22.93 feet;

Thence North $59^{\circ}49'15''$ West, for a distance of 51.72 feet;

Thence North $67^{\circ}17'02''$ West, for a distance of 38.03 feet to the East line of the proposed adjusted Tax Lot 200, being the terminus of said centerline description.

The sidelines of said easement shall be lengthened or shortened to intersect the North Right-of-way line of State Route 14 and the East line of propose adjusted Tax Lot 200.



**MINISTER-GLAESER
SURVEYING INC.**

(360) 694-3313
FAX (360) 694-8410
2200 E. EVERGREEN
VANCOUVER, WA 98661

January 22, 2006

**PROPOSED
"LOT SEGREGATION"
TAX LOT 1800
PARCEL 2**

A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section 33, Township 2 North, Range 6 East, Willamette Meridian, and in a portion of the North Half of the Northwest Quarter of Section 4, Township 1 North, Range 6 East, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at the Southeast corner of said Southwest Quarter of Section 33;

Thence North $01^{\circ}43'15''$ East, along the East line of said Southwest Quarter, for a distance of 155.35 feet to the North Right-of-Way line of State Route 14;

Thence South $77^{\circ}18'52''$ West, along said North Right-of-Way, for a distance of 1024.12 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said North Right-of-Way line, North $21^{\circ}01'58''$ East, for a distance of 1484.43 to the North line of said Southeast Quarter;

Thence North $89^{\circ}15'16''$ West, along said North line, for a distance of 835.69 feet to the Northwest corner of said Southeast Quarter;

Thence South $01^{\circ}06'57''$ East, along the West line of said Southeast Quarter, for a distance of 1307.86 feet to the Southwest corner of said Southeast Quarter;

Thence North $89^{\circ}10'12''$ West, along the South line of the Southwest Quarter of said Southwest Quarter of Section 33, for a distance of 947.91 feet;

Thence leaving said South line, South $00^{\circ}30'32''$ West, for a distance of 243.61 feet to said North Right-of-Way line of State Route 14;

Thence North $85^{\circ}53'52''$ East, along said North Right-of-Way line, for a distance of 854.92 feet to the beginning of a 1382.40 radius tangent curve to the right;

Thence continuing along said North Right-of-Way line, along the arc of a 1382.40 foot radius tangent curve to the left, for an arc distance of 155.71 feet, through a central angle of $06^{\circ}27'14''$, the chord of which bears North $82^{\circ}40'15''$ East for a chord distance of 155.63 feet;

Thence leaving said North Right-of-Way line, North $01^{\circ}06'57''$ East, parallel with the West line of said Southeast Quarter of the Southwest Quarter of Section 33, for a distance of 497.15 feet;

Thence South $89^{\circ}10'12''$ East, parallel with the South line of said Southeast Quarter, for a distance of 200.00 feet;

Thence South $01^{\circ}06'57''$ West, parallel with the East line of said Southeast Quarter, for a distance of 450.00 feet to said North Right-of-Way line;

Thence North $77^{\circ}18'52''$ East, along said North Right-of-Way, for a distance of 72.07 feet to the **TRUE POINT OF BEGINNING**.

Containing 21.15 acres, more or less.

Together with and subject to an easement for the purpose of ingress and egress across a tract of land located in the Southeast Quarter of the Southwest Quarter of Section 33, Township 2 North, Range 6 East, Willamette Meridian, and in a portion of the Northeast Quarter of the Northwest Quarter of Section 4, Township 1 North, Range 6 East, Willamette Meridian, Skamania County, Washington, being 30.00 feet in width, 15.00 feet on either side of the following described centerline:

Beginning at the Southeast corner of said Southwest Quarter of Section 33;

Thence North $01^{\circ}43'15''$ East, along the East line of said Southwest Quarter, for a distance of 155.35 feet to the North Right-of-Way line of State Route 14;

Thence South $77^{\circ}18'52''$ West, along said North Right-of-Way line, for a distance of 959.79 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said North Right-of-Way line, North $26^{\circ}06'36''$ East, for a distance of 18.44 feet;

Thence North $11^{\circ}36'49''$ East, for a distance of 22.08 feet;

Thence North 05°54'05" West, for a distance of 59.57 feet;

Thence North 18°03'18" West, for a distance of 61.50 feet;

Thence North 02°44'06" West, for a distance of 55.62 feet;

Thence North 35°54'45" West, for a distance of 24.54 feet;

Thence North 49°07'06" West, for a distance of 22.93 feet;

Thence North 59°49'15" West, for a distance of 51.72 feet;

Thence North 67°17'02" West, for a distance of 38.03 feet to the East line of the proposed adjusted Tax Lot 200, being the terminus of said centerline description.

The sidelines of said easement shall be lengthened or shortened to intersect the North Right-of-way line of State Route 14 and the East line of proposed adjusted Tax Lot 200.

