

Return Address: John Peyrollaz  
P.O. Box 188  
Carson, WA 98610

Doc # 2006161997  
Page 1 of 6  
Date: 06/19/2006 02:29P  
Filed by: JOHN PEYROLLAZ  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$37.00

**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:** John and Cloida Peyrollaz

**PROPERTY OWNER:** John and Cloida Peyrollaz Trust

**FILE NO.:** NSA-06-07

**PROJECT:** To divide a sixty-acre parcel into a twenty-acre parcel and a forty-acre parcel.

**LOCATION:** Located at the end of Monaghan Road of Hot Springs Avenue, Carson; Section 28 of T3N, R8E, W.M., and identified as Skamania County Tax Lot #03-08-28-0-0-0201-00.

**LEGAL:** See attached page 5b.

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

**DECISION:** Based upon the record and the Staff Report, the application by John and Cloida Peyrollaz, 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) Access to the new parcels shall be consolidated.
- 5) 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."
- 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 23<sup>rd</sup> 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.

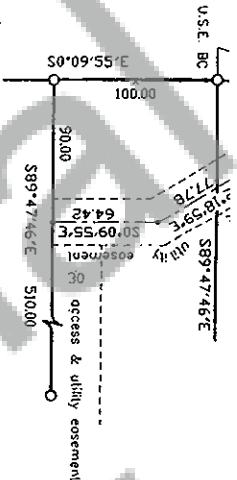
A copy of the Decision was sent to the following:

Skamania County Building Department  
Skamania County Assessor's Office

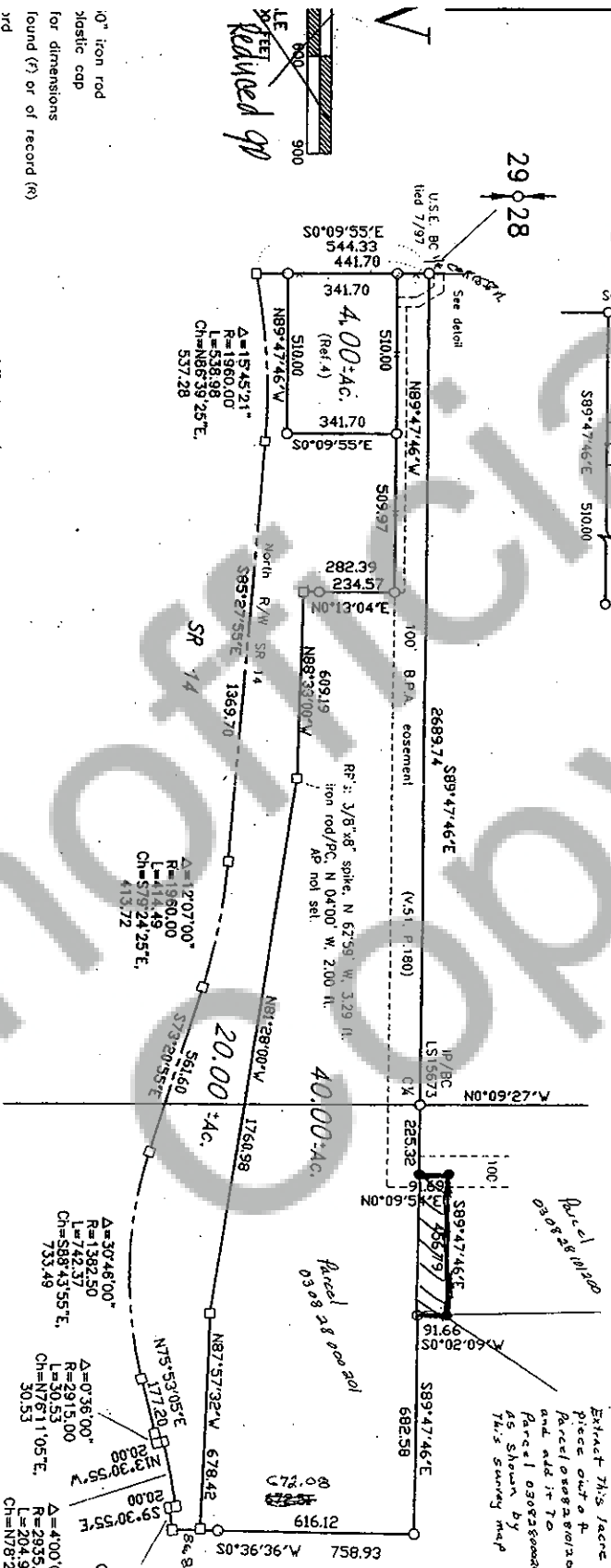
A copy of this Decision, including the Staff Report, was sent to the following:

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

Detail  
No scale



TRAVERSE STATEMENT: A closed point-to-point field traverse for the parcel shown was made with a Sokkia five-second total station and related measuring equipment, all of which met State standards of WAC 332-130 at the time of the survey. Acceptable raw angular and distance closures in excess of 1:5000 were balanced by compass adjustment to effect mathematical closure. Physical adjustments which may be in conflict with existing conditions or claims of record are noted as shown.  
SURVEY METHOD: The work in this project was modified several times. Additional area was added and two boundary line adjustments were made to create the parcels as shown. Field work was conducted during the period of July 28, 1997 through March 11, 2002.



10" iron rod  
plastic cap  
for dimensions  
found (f) or of record (r)  
and

no warranty  
in title;  
the accuracy  
town

1-509-493-3111

- REFERENCES (those listed are considered as part of this drawing and may provide survey information or detail not shown herein):
1. B. 2, P. 126 of Surveys, LS18731, AF#95192
  2. B. 5, P. 50 of Surveys, unrecorded, County Eng. Files
  3. B. 3, P. 124 of Short Plats, LS15673, AF#104058
  4. B. 175, P. 766 of Deeds (B.L.A.)
  5. B. A, P. 136 of Plats
  6. B. 151, P. 118 of Deeds (BNRR to Payroll)
  7. B. 3, P. 428 of Surveys, LS15673, AF#107776.
- Base of bearings derived from Skamania Co. control project

EXHIBIT A

A tract of land situated in the N $\frac{1}{2}$  SW $\frac{1}{4}$ , NW $\frac{1}{4}$  SE $\frac{1}{4}$ , SW $\frac{1}{4}$  NE $\frac{1}{4}$  Section 28, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania and the State of Washington, described as follows:

Beginning at the West  $\frac{1}{4}$  corner of Section 28, thence S 89°47'46" E, 2689.74 feet along the East-West centerline to the Center  $\frac{1}{4}$  corner thereof; thence continuing S 89°47'46" E, 225.32 feet; thence N 00°09'54" E, 91.69 feet; thence parallel with said East-West centerline, S 89°47'46" E, 456.79 feet; thence S 00°02'09" W, 91.66 feet to a point on said East-West centerline; thence along said line S 89°47'46" E, 682.58 feet to the northeast corner of said NW $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence along the East line thereof, S 00°36'36" W, 672.08 feet (from which an iron rod bears N 00°36'36" E, 55.96 feet); thence N 87°59'43" W, 678.41 feet; thence N 81°28'00" W, 1760.98 feet (from which an iron rod witness monument bears N 04°00' W, 2.00 feet); thence N 88°33'00" W, 609.19 feet (from which an iron rod bears N 00°13'04" E, 47.82 feet); thence N 00°13'04" E, 282.39 feet (which is marked with an iron rod); thence N 89°47'46" W, 1019.97 feet to the West line of said N $\frac{1}{2}$  SW $\frac{1}{4}$ ; thence along said line N 00°09'55" W, 100 feet to the point of beginning; SUBJECT TO easement to United States of America for electric transmission line as recorded in Volume 51, Page 180 of Deeds; TOGETHER WITH AND SUBJECT TO a nonexclusive easement of 30 feet in width for access and utility purposes over, under and across a strip of land being 15 feet in width on each side of a centerline described in Book 175, Page 767 of Deeds; ALSO SUBJECT TO an easement for access and utility purposes over, under and across a strip of land being 30 feet in width described as :

The South 30 feet of the North 100 feet of the West 1019.97 feet of the NW $\frac{1}{4}$  SW $\frac{1}{4}$  Section 28, EXCEPTING therefrom the West 105 feet thereof;  
ALL records of Skamania County Auditor

Containing 40.00+ acres.



23 February 2006  
Terry N. Trantow, PLS

1439.des.A1

## EXHIBIT B

A tract of land situated in the N $\frac{1}{2}$  SW $\frac{1}{4}$ , NW $\frac{1}{4}$  SE $\frac{1}{4}$  Section 28, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania and the State of Washington, and described as follows:

Commencing at the West  $\frac{1}{4}$  corner of Section 28, thence S 00°09'55" E, 441.70 feet along the West line of said N $\frac{1}{2}$  SW $\frac{1}{4}$  to the Southwest corner of the parcel described in that particular instrument recorded in Book 175 at Page 766 of Deeds and the Point Of Beginning (which is marked with an iron rod); thence continuing on said line S 00°09'55" E, 102.63 feet to the Northerly right-of-way line of SR 14; thence Easterly, at all times along said right-of-way, 4105.04 feet to the East line of said NW $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence leaving said right of way, N 00°36'36" W, 86.85 feet along said East line to a point (from which an iron rod bears N00°36'36"W, 55.96 feet); thence N 87°59'43" W, 678.41 feet; thence N 81°28'00" W, 1760.98 feet (from which an iron rod witness monument bears N 04° 00' W, 2.00 feet); thence N 88°33'00" W, 609.19 feet (from which an iron rod bears N 00°13'04" E, 47.82 feet); thence N 00°13'04" E, 282.39 feet (which is marked with an iron rod; thence N 89°47'46" W, 509.97 feet to the Northeast corner of said parcel described in Book 175 at Page 766; thence S 00°09'55" E, 341.70 feet to the Southeast corner of said parcel; thence N 87°47'32" W, 510.00 feet to the Southwest corner of said parcel and the Point Of Beginning; TOGETHER WITH AND SUBJECT TO a nonexclusive easement of 30 feet in width for access and utility purposes over, under and across a strip of land being 15 feet in width on each side of a centerline described in said Book 175, Page 767 of Deeds. ALSO SUBJECT TO an easement for access and utility purposes over, under and across a strip of land being 30 feet in width and described as :

The South 30 feet of the North 100 feet of the West 1019.97 feet of the NW $\frac{1}{4}$  SW $\frac{1}{4}$ , EXCEPTING therefrom the West 105 feet thereof, and SUBJECT TO easement to United States of America for electric transmission line as recorded in Volume 51, Page 180 of Deeds; ALL records of Skamania County Auditor.

Containing 20.00+ acres.



23 February 2006  
Terry N. Trantow, PLS

1439.des.B1