

Return Address: John McCallum
PO Box 733
Stevenson, WA 98648

Doc # 2006162084
Page 1 of 6
Date: 06/23/2006 02:47P
Filed by: JOHN MCCALLUM
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
509 427-9458 FAX 509 427-8288

Administrative Decision

**APPLICANT/
PROPERTY
OWNER:**

John McCallum

FILE NO.:

NSA-04-22

PROJECT:

A 20' x 20' x 14' in height detached garage.

LOCATION:

#9 Ash Lake Road (Interlaken Resort Corp.), near Stevenson; Section 11 of T2N, R7E, W.M., and identified as Skamania County Tax Lot #62-07-11-0-0-5109-00.

**LEGAL
DESCRIPTION:**

See attached Page 5-8.

ZONING:

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

DECISION:

Based upon the entire record, including particularly the Staff Report, the application by John McCallum, 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.

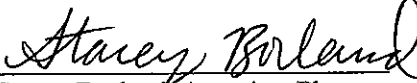
CONDITIONS OF APPROVAL:

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) The development should comply with the following fire safety guidelines (a)-(k), except (e)-(f):
 - a) All buildings shall be surrounded by a maintained fuel break of 50 feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than 24 inches in height). Trees should be placed greater than 15 feet between the crown and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.
 - b) Hazardous fuels shall be removed within the fuel break area.
 - c) Buildings with plumbed water systems shall install at least one standpipe at a minimum of 50 feet from the structure(s).
 - d) A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering 20 gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.
 - g) Telephone and power supply shall be underground whenever possible.
 - h) Roofs of structures should be made of fire-resistant materials, such as, fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.
 - i) Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
 - j) All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building code.

- k) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than 1/4 inch mesh metal screen that is noncombustible and corrosion resistant.
- 4) The Department shall conduct a review of the development for compliance with the above, prior to the issuance of final inspection for the garage.
- 5) Only that grading which is necessary for site development (building pad) is permitted.
- 6) The proposed garage shall not exceed 16' from the top of the footer set at or below existing grade or 14' from slab if slab on grade foundation is used.
- 7) The project applicant and future owners shall be responsible for the proper maintenance and survival of any vegetation required to be planted.
- 8) The applicant shall comply with all other applicable laws.
- 9) The applicant shall ensure that any grading will not allow sediment run-off into Bog Lake.
- 10) The buffer shall be maintained in a natural condition (i.e. no grading, etc.), with no other development occurring within the buffer other than the proposed garage or any native plantings that might enhance the buffer area. Non-native species may be removed within the buffer area by hand removal only, so long as the buffer is kept in a natural appearance and does not appear manicured.
- 11) 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 25th day of June, 2004, at Stevenson, Washington.


Stacey Borland, Associate Planner

Skamania County Planning and Community Development.

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



**First American Title
INSURANCE COMPANY**

Filed for Record at Request of

Name John R. McCallum
Address PO Box 371
City and State Stevenson, WA 98610

FILED	RECORDED
SKAMIA, CO. WASH.	BY SKAMIA CO. TITLE
APR 15 2 37 PM '93	
<i>P. Olson</i>	
GARY M. OLSON	
Registered	<input checked="" type="checkbox"/>
Indexed, Utr	<input checked="" type="checkbox"/>
Indirect	<input checked="" type="checkbox"/>
Filed	<input checked="" type="checkbox"/>
Mailed	<input checked="" type="checkbox"/>

115999

BOOK 134 PAGE 616

62-07-11-0-0-5109-00

Quit Claim Deed

THE GRANTOR Linda McCallum----

for and in consideration of Dissolution of Marriage----

conveys and quit claims to John R. McCallum, a single person----

the following described real estate, situated in the County of Skamania State of Washington,
together with all after acquired title of the grantor(s) therein:

One (1) share of Interlaken Resort Company of Vancouver Washington, said share representing one twentieth of the whole of the outstanding stock of the corporation.

015733

REAL ESTATE EXCISE TAX

APR 15 1993

PAID *Skam*
SKAMANIA COUNTY TREASURER

Dated this 19th

day of March, 1993

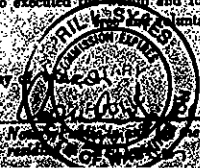
Linda McCallum
Linda McCallum

STATE OF WASHINGTON }
County of Skamania }

On this day personally appeared before me Linda McCallum

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of March, 1993



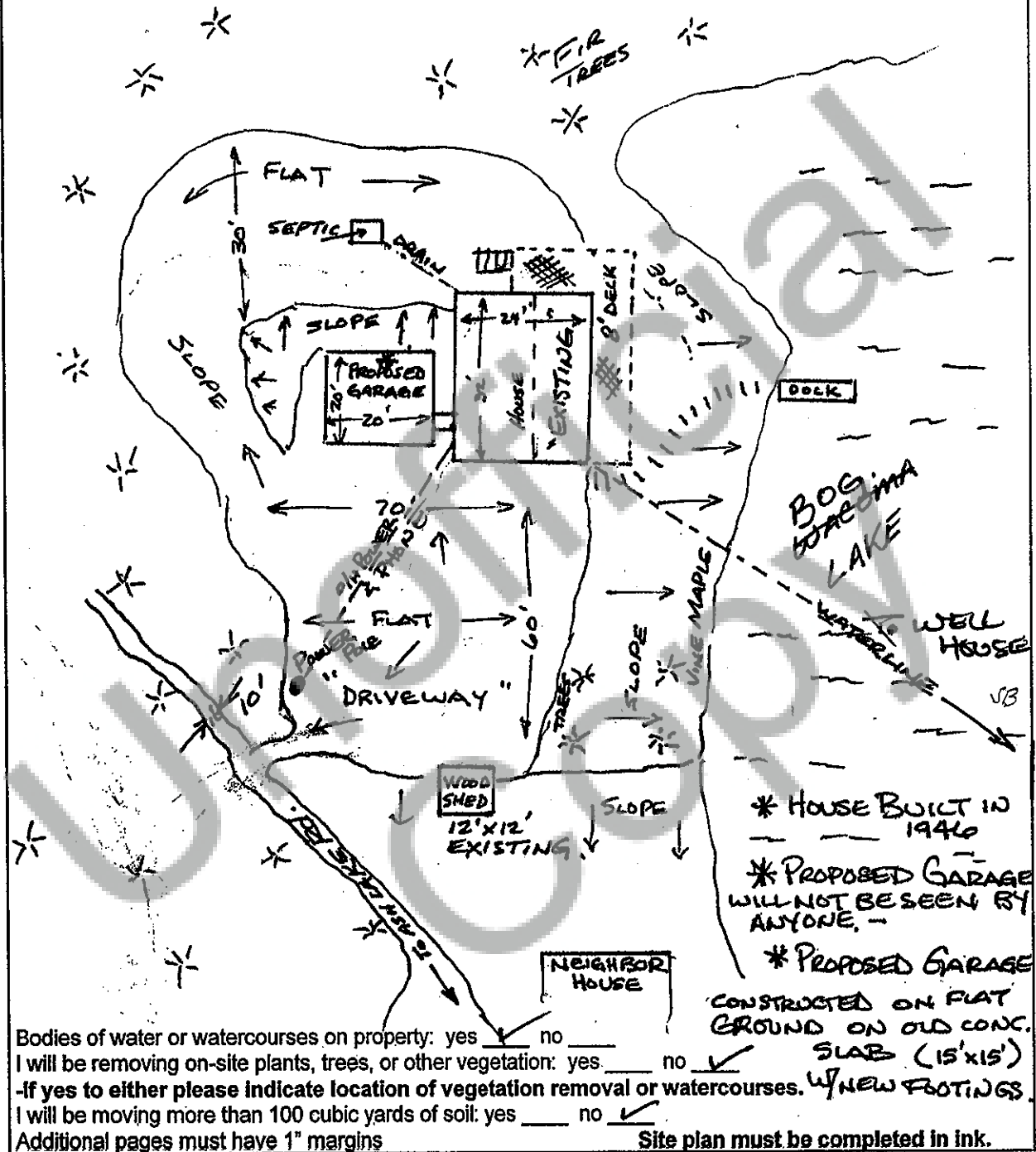
Notary Public, State of Washington,
residing at _____

Linda J. Kimmel, Skamania County Assessor
Box 16 Parcel # 62-07-11-0-5109

SITE PLAN:

North: 

Scale: 1 inches = 30 feet



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.