

Return Address: Chris Holz & Tim Ball  
5205 Austin Road  
Santa Barbara, CA 93111

Doc # 2006162115  
Page 1 of 6  
Date: 06/27/2006 01:12P  
Filed by: CHRIS HOLZ & TIM BALL  
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:** Chris Holz

**PROPERTY OWNER:** Timothy Ball & Christina Holz

**FILE NO.:** NSA-04-48

**PROJECT:** Land division to create 3 parcels. No construction planned.

**LOCATION:** 621 Cooper Avenue; Underwood; Section 23 of T3N, R10E, W.M., and identified as Skamania County Tax Lots #03-10-23-2-3-1200-00, 03-10-23-2-3-1202-00, and 03-10-23-2-3-1203-00 (All one legal lot of record.)

**LEGAL DESCRIPTION:** See attached Page 4.

**ZONING:** General Management Area –Residential (R-1) and Open Space (OS).

**DECISION:** Based upon the entire record, including particularly the Staff Report, the application by Chris Holz, 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.

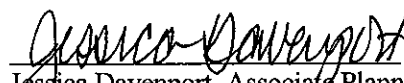
Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

#### 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 Section 22.06.050(C)(2).

- 1) As per SCC Section 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. A copy of the first page of the recorded Administrative Decision must be submitted to the Planning Department.
- 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) Prior to sale, lease or transfer of ownership of the approved lots within the land division, the property shall be reviewed and approved under Title 17 Skamania County Code-- Skamania County Short Plat Ordinance.
- 4) Each lot, as shown by the survey in conjunction with the County's Short Plat review shall contain at least 1 acre of non-Open Space, residentially zoned land.
- 5) A note shall be placed on the Short Plat 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."

Dated and Signed this 9<sup>th</sup> day of August, 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, and additions or alterations not included in this approved site plan, will require a new application and review.

As per SCC Section 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

EXHIBIT 'A'  
*Legal Description*

PARCEL I

Lots 19 and 20 of the TOWN OF UNDERWOOD, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 14, in the County of Skamania, State of Washington.

*Tax Parcel # 03 10 23 23 1202 00 \$ 03 10 23 23 1203 00*

PARCEL II

The West Half of the Southwest Quarter of the Northwest Quarter of Section 23, Township 3 North, Range 10 East of the Willamette Meridian, and that portion of Government Lot 1 of said Section 23, described as follows: Commencing at the Southeast corner of the West Half of the Southwest Quarter of the Northwest Quarter of said Section 23; thence South 0°7' West to the Northeast corner of Lot 19, Block 1, according to the Plat of the First Addition to the Town of Underwood as recorded at Page 19, Plat Book 'A', records of Skamania County, Washington; thence South 83°11' West along the Northerly line of Lots 19 and 18 of said Block 1 to the Northeast corner of Lot 17, said Block 1; thence North 6°49' West a distance of 20 feet; thence South 83°11' West parallel to the 20 feet Northerly from the Northerly line of said Block 1 a distance of 522.61 feet, more or less, to the section line between Sections 23 and 22, said Township and Range; thence North 0°5'30" East to the Quarter corner on the Westerly line of said Section 23; thence North 89°50'10" East along the center line East and West of said Section 23 to the point of beginning.

EXCEPT that portion of said Lot 21 previously conveyed by deed on June 7, 1990, from the Grantor to Daniel D. Dancer, recorded at Book 119, Page 492, records of Skamania County Auditor.

AND EXCEPT Lots 19 and 20 of the Town of Underwood as shown on the map thereof, recorded in Book 'A' of Plats, Page 14, records of Skamania County Auditor.


EXCEPTING THEREFROM that certain spring situated in a Northwesterly direction from Lot 10, Block 1 of the Original Town of Underwood and the right of ingress or egress to develop and maintain said spring.

*Tax Parcel # 03 10 23 23 1200 00*

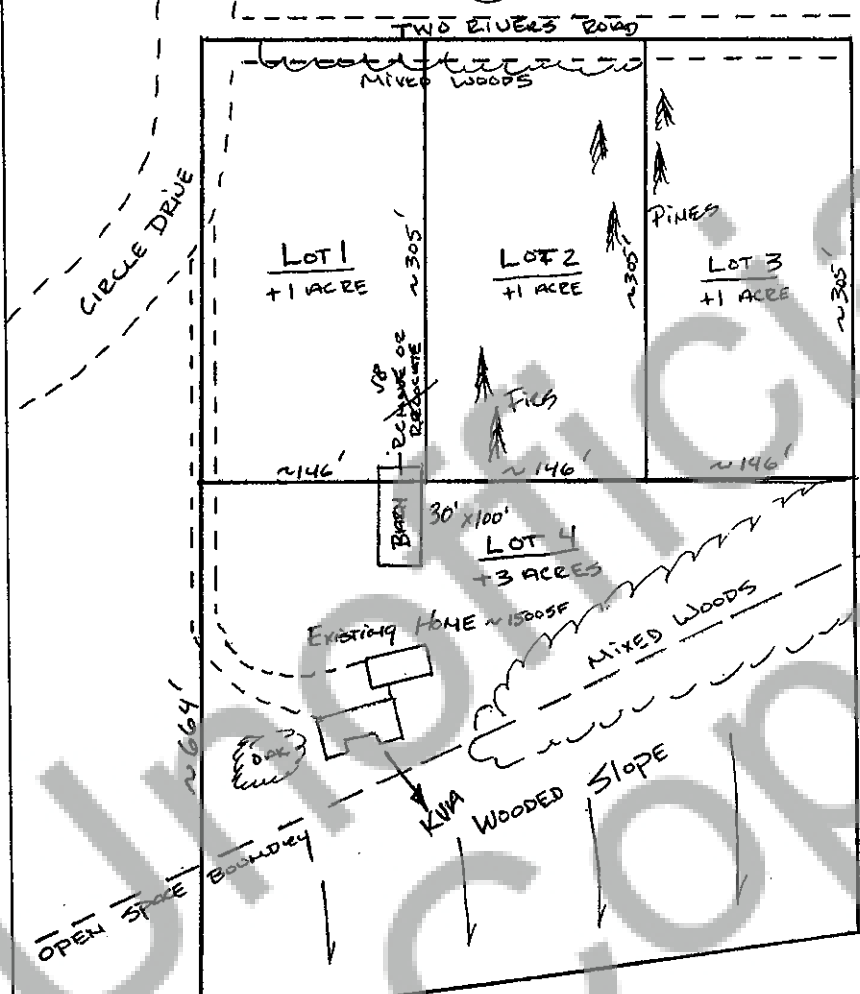
Reduced *SB*

AUG - 6 2004

**SITE PLAN:**

North:  Scale: 1 inch = 100 feet

DEPT. OF PLANNING  
AND COMMUNITY DEVELOPMENT



Bodies of water or watercourses on property: yes \_\_\_ no ☒ *Y*

I will be removing on-site plants, trees, or other vegetation: yes \_\_\_ no ☒ *Y*

-If yes to either please indicate location of vegetation removal or watercourses.

I will be moving more than 100 cubic yards of soil: yes \_\_\_ no ☒ *Y*

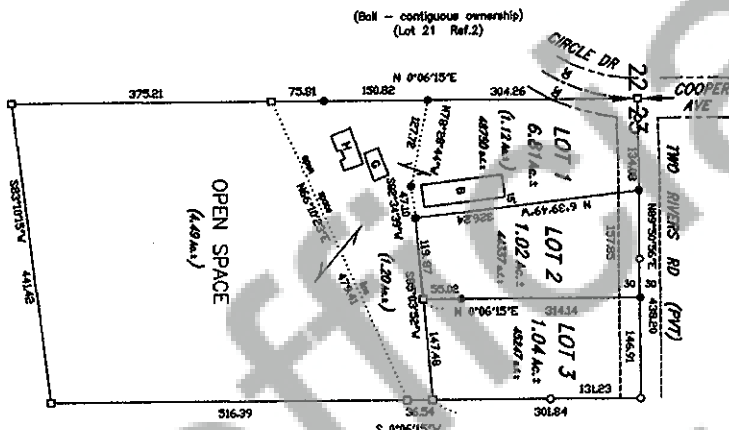
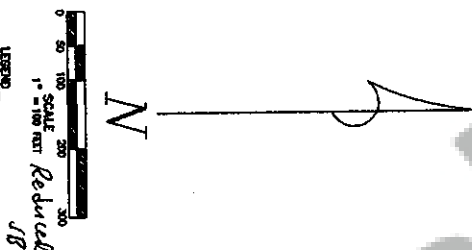
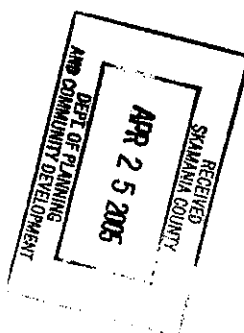
Additional pages must have 1" margins

Site plan must be completed in ink.

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.

Final approved property lines are on page 2.  
Lines shown here are not valid. *SB*

in NW1/4SW1/4 Sec. 23, T3N, R10E, W.M.  
Tax Parcel No. 03-10-23-2-3-1200-00, 03-10-23-2-3-1202-00,  
03-10-23-2-3-1203-00 & 03-10-22-1-4-0700-00



THESE SURVEYS, A General and Particular Survey for the purpose of dividing the NW1/4SW1/4 Sec. 23, T3N, R10E, W.M. into three lots, and a Particular Survey for the purpose of dividing the OPEN SPACE into three lots, were made by the undersigned on or about the 1st day of December, 2004, and the same are hereby certified to be true and correct by the undersigned, a duly Licensed Surveyor of the State of Washington, on or about the 1st day of December, 2004.

REFERENCES: (These books are considered as part of this survey and may provide survey data not shown on this map.)

1. B.M. 114-15 of Poles (Town of Unionwood)
2. B.M. 114-15 of Poles (Town of Unionwood)
3. B.M. 114-15 of Poles (Town of Unionwood)
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9. B.M. 114-15 of Poles (Town of Unionwood)
10. B.M. 114-15 of Poles (Town of Unionwood)

Bound Reference: B.M. 114-15 of Poles, 10/25/1948  
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B.M. 114-15 of Poles, 10/25/1948

Timothy Sweeney makes no warranty as to modern or unmodern title, environmental concerns, the accuracy or position of features shown without dimension.

TIMOTHY SWEENEY, INC.

1000 N. 10th Street  
Spokane, WA 99201-4222  
Ph: 823/450-3111 Fax: 823/450-4224  
E-mail: timothy@timothyball.com

SURVEY FOR

TIMOTHY BALL

SKAMANIA CO., WASHINGTON

82327 Copyright 2005 NW



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformity with the requirements of the State of Washington Act of the Legislature of 1909, and is hereby certified to be true and correct by the undersigned, a duly Licensed Surveyor of the State of Washington, on or about the 1st day of December, 2004.

Timothy Sweeney, PLS 12345

2005

AUDITOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformity with the requirements of the State of Washington Act of the Legislature of 1909, and is hereby certified to be true and correct by the undersigned, a duly Licensed Surveyor of the State of Washington, on or about the 1st day of December, 2004.

Survey Auditor

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