

**WHEN RECORDED RETURN TO:**

Kevin Ruge  
6307 NW McKinley Drive  
Vancouver, WA 98665

**DOCUMENT TITLE(S)**

Final order approving Conditional Use Permit # 06-05

**REFERENCE NUMBER(S)** of Documents assigned or released:

☐ Additional numbers on page \_\_\_\_ of document.

**GRANTOR(S):**

Skamania County Board of Adjustment

☐ Additional names on page \_\_\_\_ of document.

**GRANTEE(S):**

Kevin Ruge and Amy Ruge

☐ Additional names on page \_\_\_\_ of document.

**LEGAL DESCRIPTION** (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Section 29-~~05-29-0-0-0402-00~~  
T2N-R5E

☐ Complete legal on page \_\_\_\_ of document.

**TAX PARCEL NUMBER(S):**

Tax Lot # 02-05-29-0-0-402-00

☐ Additional parcel numbers on page \_\_\_\_ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

**I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recorded processing requirements may cover up or otherwise obscure some part of the text of the original document.**

Company Name: \_\_\_\_\_

Signature/Title: \_\_\_\_\_



**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

**BEFORE THE SKAMANIA COUNTY BOARD OF ADJUSTMENT  
STEVENSON, WASHINGTON**

Kevin & Amy Ruge

) FINAL ORDER  
) APPROVING A  
) CONDITIONAL USE PERMIT  
) APPLICATION NO. CU-06-05

NOTICE IS HEREBY GIVEN to the above-named Applicants that the aforesaid application to construct a single family home not in conjunction with farming nor forest management, on a parcel of land that is zoned for Ag20, and is located at the end of Connie Lane off of Doherty Road off of Skye Road Section 29, T2N, R5E, Tax Lot No. 02-05-29-0-0-0402-00.

1. Doherty Road and Connie Lane shall be improved to meet the County's Private Road standards as set out in Title 12, from in front of Scott Florek's house to the driveway to the Cresswell house, prior to the issuance of an occupancy permit for the house. Among the other requirements set out in Title 12, the road shall have minimum 20' wide all-weather driving surface capable of supporting a vehicle with a gross vehicle weight of 50,000 pounds.
2. The subject parcel is situated in a Resource Production zone classification. Such parcels are therefore subject to noise, dust, smoke, and odors resulting from harvesting, planting, fertilization, and pest control associated with usual and normal resource management practices, and as such these normal forestry and farm practices when performed in accordance with state and federal law, shall not be subject to legal action as public nuisances.
3. No new roads, trails, fences, ground disturbing activities nor vegetation removal may occur within the Critical Areas buffers which are 50' for any creek, 25' for any seasonal creek or 100' for the West Fork of the Washougal River. Any culvert upgrading shall first be reviewed by the Washington Department of Fish and Wildlife.
4. All large maple and fir trees should be retained except as necessary for site development, with exception of removal of any trees that would affect the safety of the structures in the future.

5. The homeowners should follow DNR's recommendations for safe home construction and maintenance in and near Forest Lands. However, no fire lines nor fire trails, except in the event of an actual fire, may be located within a critical areas buffer for all creeks and the West Fork of the Washougal River.
6. All chimneys shall include a spark arrester.
7. The owners shall be responsible for establishing solid waste service.
8. Any signs on the property would need to be in conformance with Skamania County Code §21.84.100.
9. If the well is located within 100' of any adjacent property, then the applicants shall obtain a wellhead protection easement from the adjacent property owner/s.
10. The Final Order of the Board of Adjustment shall be recorded, by the applicant, with the deed records of the County Auditor's Office prior to the issuance of a building permit.

The action by the Board of Adjustment shall be final and conclusive, unless within the timeframe provided in RCW 36.70C, the applicant or an adverse party makes application to a court of competent jurisdiction for judicial review of this land use decision.

DATED THIS 13th day of July, 2006, at Stevenson, Washington.

SKAMANIA COUNTY BOARD OF ADJUSTMENT



Mark J. Mazeski, Secretary to the Board

### LEGAL DESCRIPTION

The perimeter description of the subject property Parcel 2 within the Skye Tree Farm Estates is:

"A parcel of property located in the Northwest quarter of Section 29, Township 2 North, Range 5 East of the Willamette Meridian in Skamania County, Washington described as follows:

COMMENCING at the Northwest corner of said Northwest quarter of Section 29;

THENCE South 01 degree 21' 56" West along the West line of said Northwest quarter of Section 29 a distance of 1299.51 feet;

THENCE North 89 degrees 49' 38" East 915.71 feet;

THENCE North 01 degree 10' 05" West 334.26 feet to the TRUE POINT OF BEGINNING;

THENCE North 89 degrees 30' 14" East 719.46 feet;

THENCE North 70 degrees 55' 20" East 1064.99 to the East line of said Northwest quarter of Section 29;

THENCE North 01 degree 15' 49" East along said East line 548.23 feet to the North line of said Northwest quarter of Section 29;

THENCE North 88 degrees 41' 28" West along the North line 1757.69 feet to a point which bears North 01 degree 10' 05" West from the TRUE POINT OF BEGINNING;

THENCE South 01 degree 10' 05" East 942.76 feet to the TRUE POINT OF BEGINNING.

EXCEPT a strip of land 300 feet in width acquired by the United States of America for the Bonneville Power Administration's Bonneville-Vancouver No. 1 and No. 2 electric power transmission lines as recorded in Book 27 of Deeds at Page 319 of Skamania County.

This parcel contains 20.53 acres more or less."

The above-described legal description was prepared by Olson Engineering Inc., Land Surveyors & Engineers, 1111 Broadway, Vancouver, WA 98660 on 05/10/ 2001, and recorded in Book 223 at Page 384 of Skamania County. For an over-all view of 9-lot Skye Tree Farm Estates subdivision and the location of the BPA deeded corridor, see the *Subdivision Map Showing All 9 Lots and BPA Corridor* in the report.

Form TADD — "TOTAL for Windows" appraisal software by a la mode, inc. — 1-800-ALAMODE