

**WHEN RECORDED RETURN TO:**

Jim Wagner  
201 Aberdeen Dr  
Washouga, WA 98671

**DOCUMENT TITLE(S)**

Final Order Approving A Conditional Use Permit  
CU-06-03

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

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

**GRANTOR(S):**

James M Wagner

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

**GRANTEE(S):**

Skamania County

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

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

Section 29, T2N, R5E

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

**TAX PARCEL NUMBER(S):**

02-05-29-0-0-0407-00

☐ 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**

James Wagner

) FINAL ORDER  
) APPROVING A  
) CONDITIONAL USE PERMIT  
) APPLICATION NO. CU-06-03

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 near the end of Marguarite Lne off of Dale Drive off of Skye Road Section 29, T2N, R5E, Tax Lot No. 02-05-29-0-0-0407-00

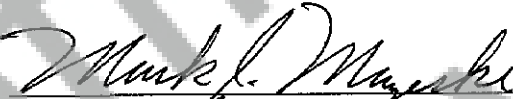
1. Dale Drive shall be improved to meet the County's Private Road standards as set out in Title 12, from Skye Road to the location where the driveway for the subject house intersects with Dale Drive, prior to the issuance of an occupancy permit for the house. Among the other requirements set out in Title 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.
2. 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 on any trees that would affect the safety of the structures in the future.
5. The homeowners are responsible to ensure that the home shall at all times comply with 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 6<sup>th</sup> day of JUNE, 2006, at Stevenson, Washington.

SKAMANIA COUNTY BOARD OF ADJUSTMENT



Mark J. Mazeski, Secretary to the Board