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Page 1 of 3
Date: 09/14/2007 11:03A
Filed by: CORRINE TUCKER
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
MICHAEL GARVISON
Fee: \$42.00

RETURN ADDRESS:

Corrine Tucker
c/o Kathy Robinson
72 Patrick Lane
Washougal, WA 98671

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Final Order Approving a Variance Application # CA-06-05
- 2.
- 3.
- 4.

GRANTOR(S) (Last name, first, then first name and initials)

1. Skamania County
- 2.
- 3.
- 4.

☐ Additional Names on page ____ of document.

GRANTEE(S) (Last name, first, then first name and initials)

1. Tucker, Tom & Corrine
- 2.
- 3.
- 4.

☐ Additional Names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

Crispian Road Short Plat
in the SE 1/4 NW 1/4 and the SW 1/4 NE 1/4 of Section 4, T1N, R5E
W.M., Skamania, WA

☐ Complete legal on page ____ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

☐ Additional numbers on page ____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

- Tax Lot # 01-05-04-0-0-0810
- ☐ Property Tax Parcel ID is not yet assigned.
- ☐ Additional parcel #'s on page ____ of document.

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



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**

Tom & Corrine Tucker
93941 Blind Slough Station Road
Astoria, OR 97103

) FINAL ORDER
) APPROVING A VARIANCE
) APPLICATION NO. CA-06-05

NOTICE IS HEREBY GIVEN to the above-named Applicant that the aforesaid application for a Variance to enlarge a culvert in an unnamed non-fish bearing stream (more than doubling the size of the existing culvert) in order to complete road improvements as part of Short Platting the property. The parcel is located of Crispen Road in Skamania County, Washington as is identified as Skamnia County Tax Lot No. 01-05-04-0-0-0810. **APPROVED** with the following conditions:

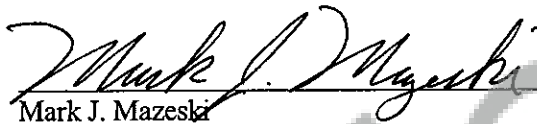
- a) The only approved home site for Lot 3 is in the area north of the creek within Lot 3 and that no additional creek crossings shall be allowed.
- b) The entire 50-foot buffer for both streams shall be re-vegetated with native tree and shrub riparian type vegetation, not to include lawn, prior to Final SHORT Plat review.
- c) Any fill placed within the creek bed shall be removed, and the stream channel restored as near as possible to its original condition prior to planting.
- d) Temporary erosion control fencing shall be installed during the construction activities, and maintained throughout the rest of the project, to protect the water quality of the streams.
- e) The Planning Department, based upon experience with past conversions, has realized a need to require dust suppression during harvesting and development of subdivisions and short plats in and near residential areas. Therefore, at all times, dust suppression shall be used in order to prevent dust from entering nearby and adjacent residentially used properties at all times until the property is fully developed.
- f) Any new stormwater runoff that is generated from the future development or land divisions shall be contained on site. Stormwater treatment devices may include grass-lined swales, percolation into subsurface soils and detention/retention ponds. Stormwater runoff along existing and future roads must be controlled by constructing drainage ditches, dry wells or catch basins. Prior to issuance of any building permits, other than for on single family residence, or approval of any land divisions the Planning Department shall be provided with adequate documentation from a licensed engineer showing compliance with this condition.

g) The final order of the Board shall be recorded with the Auditor's office.

This 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 the land use decision

- DATED THIS 22 day of August, 2006, at Stevenson, Washington.

SKAMANIA COUNTY BOARD OF ADJUSTMENT



Mark J. Mazeski

Secretary to the Board of Adjustment

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