

WHEN RECORDED RETURN TO:

Rick Duquette

8805 NE 15th St.

Vancouver, WA 98664

DOCUMENT TITLE(S)

Final Order Approving a Conditional Use Permit

REFERENCE NUMBER(S) of Documents assigned or released:

CU-06-04

☐ Additional numbers on page _____ of document.

GRANTOR(S):

Richard Duquette

☐ 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):

Lot 8 Skye Tree Farm Estates

Section 29, T2N, R5E

☒ Complete legal on page 5 of document.

TAX PARCEL NUMBER(S):

02-05-29-0-0-0408-00

☐ 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.

PETER S. BANKS
PROSECUTOR



ADAM N. KICK
Chief Criminal Deputy

LANCE D. FITZJARRALD
Deputy Prosecuting Attorney

July 9, 2007


Rick Duquette
8805 NE 15th st.
Vancouver, Wa. 98664

RE: Skye Tree Farm Estate CU-06-04

Dear Mr. Duquette,

Here is the paperwork you have requested in the decision "Conditional Use" for lot 8 Skye Tree Farm Estates.

Very truly yours,


Peter S. Banks
Prosecuting Attorney, Skamania County

PSB/kmw



**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-06-04

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 Dale Drive off of Skye Road Section 29, T2N, R5E, Tax Lot No. 02-05-29-0-0-0408-00

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.
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 the exception of removal of any trees that would affect the safety of 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.

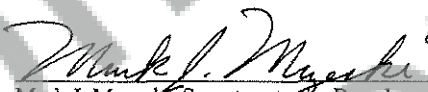
Skamania County Board of Adjustment
File: CU-06-04
Page 2

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 6th day of June, 2006, at Stevenson, Washington.

SKAMANIA COUNTY BOARD OF ADJUSTMENT


Mark J. Mazecki, Secretary to the Board

When recorded return to:
 RICHARD J. DUQUETTE and JANA L. WHITWORTH
 8805 NE 15TH STREET
 VANCOUVER, WA 98664

Doc # 2007166956
 Page 1 of 1
 Date: 07/20/2007 11:39A
 Filed by: CLARK COUNTY TITLE
 Filed & Recorded in Official Records
 of SKAMANIA COUNTY
 SKAMANIA COUNTY AUDITOR
 J MICHAEL GARVISON
 Fee: \$32.00

Statutory Warranty Deed

00116373 JZ

THE GRANTOR JAMES M. WAGNER and SHARON Y. WAGNER, husband and wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to RICHARD J. DUQUETTE and JANA L. WHITWORTH, husband and wife the following described real estate, situated in the County of Skamania, State of Washington:

All land situated West of the North Fork (also know as the West Fork) of the Washougal River in the West half of the Northeast quarter of Section 29, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

EXCEPTING THEREFROM the North 1,423.60 feet.

Skamania County Assessor

Date 7-20-07 Parcel 02-05-29-004-0800
 MD

ALSO EXCEPTING THEREFROM the South 138.75 feet.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Tax Parcel Number(s): 02-05-29-0-0-0408-00

Abbreviated Legal: #408 SECTION 29, TOWNSHIP 2N, RANGE 5E

Dated this 19th day of July, 2007.

REAL ESTATE EXCISE TAX

27140

JUL 20 2007

PAID 2500.4500.4500 = 3065.00
 Vicki Chelland
 SKAMANIA COUNTY TREASURER

JAMES M. WAGNER

SHARON Y. WAGNER

STATE OF WASHINGTON }
 COUNTY OF CLARK } ss

I certify that I know or have satisfactory evidence that JAMES M. WAGNER and SHARON Y. WAGNER are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/19/07



Joy Zimmerman
 Notary Public in and for the State of Washington
 Residing in Camas
 My appointment expires: 6/19/09

cosalepkg