

**WHEN RECORDED RETURN TO:**

NATHAN COLTRANE  
P.O. BOX 265  
WASHOUGAL, WA.  
98671

**DOCUMENT TITLE(S)**

CONDITIONAL USE PERMIT

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

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

**GRANTOR(S):**

COLTRANE

☐ 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):

THE NORTH HALF OF THE SOUTH HALF OF THE  
SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 2  
NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN,  
SKAMANIA COUNTY, WASHINGTON

**TAX PARCEL NUMBER(S):**

02-05-20-0-0-1900-00

☐ 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.



**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**

Nathan & Betty Coltrane

) FINAL ORDER  
) APPROVING A  
) CONDITIONAL USE PERMIT  
) APPLICATION NO. CU-07-02

NOTICE IS HEREBY GIVEN to the above-named Applicants that the aforesaid application to Develop a two lot Cluster Development in order to create 1 undersized lot of 5 acres and 1 oversized lot of 35 acres, on a parcel of land that is zoned Resource Production Zone with a 20 acre minimum lot size, and is located at the end of Bishop Road, Section 20, T2N, R5E, Tax Lot No. 02-05-20-0-0-1900-00 approved with the following conditions.

1. This Conditional Use Permit is only a conceptual approval of the requested development. No construction can begin until all necessary permits are approved.
2. A note shall be placed upon the Short Plat that generally states: "No lot within this short plat shall be further divided until such time that the entire parent parcel is rezoned to allow a greater density."
3. All green belt areas/open space areas to be managed as forest resource land shall be shown on the Short Plat and identified as such. This area has been designated as the northern ½ of the 40 acres. A note shall appear on the Short Plat that generally specifies: "The shaded areas have been designated as a green belt. These areas are to be managed for forest resource use. No building or structures are permitted within these areas."
4. The access to the lots shall be as generally shown on the applicant's site plan. No new driveways may be constructed accessing the subject property.
5. A note shall be placed on the Short Plat, which generally reads as follows:  
  
"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."
6. Any signs on the property would need to be in conformance with Skamania County Code §21.84.100.

Skamania County Board of Adjustment

File: CU-07-02

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7. The creek and pond have a 50 foot no-touch buffer as required by Skamania County Code Title 21A.
8. 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 20<sup>th</sup> day of April, 2006, at Stevenson, Washington.

SKAMANIA COUNTY BOARD OF ADJUSTMENT

  
Mark J. Mazeski, Secretary to the Board

Title Order No.: 00119961

**EXHIBIT "A"**

**The North half of the South half of the Southwest quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.**

Unofficial  
Copy