

138639

BOOK 200 PAGE 940

Return Address: Peter and Rosann Guyer
3036A NE 103rd Loop
Vancouver, WA 98662

Peter Guyer
JUL 20 10 05 11 '00
GARY L. CLARK

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-4839

Letter Amendment to Director's Decision NSA-99-13

APPLICANT: Peter and Rosann Guyer

FILE NO.: Amendment to NSA-99-13

REFERENCE NO.: Director's Decision for NSA-99-13, recorded in Book 190, Page 972, Auditor's file # 135599, recorded on the 30th day of June, 1999. See attached legal description on Page 5.

PROJECT: Single-family residence and construction of an accessory building.

LOCATION: 72 Krogstad Road off of SR-14, in Prindle; Section 10 of T1N, R5E, W.M.; and identified as Skamania County Tax Parcel # 1-5-10-204.

ZONING: General Management Area, Residential (R-10)

Rep. 10/00
10/00
10/00
10/00
10/00
10/00

June 19, 2000

Dear Mr. and Mrs. Guyer:

The Planning Department issued a final Director's Decision on May 26, 1999 for the above referenced application. Subsequent to that date you requested an amendment to the access which was approved on February 9, 2000. You have now requested an additional change to the access road which was received by this office on June 9, 2000. Although this change (shown on the attached site plan) is fairly minor, an

Amendment to NSA-99-13
Peter and Rosann Guyer
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amendment must be completed to approve the change in the site plan as condition # 1 of the original Director's Decision states:

- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.

Furthermore, an additional condition should be added that states:

- 26) All graded areas, specifically those areas that have been disturbed for the previous access road locations, shall be returned to a natural state by removing material utilized for road construction and re-seeding with native vegetation. Prior to receiving Final Inspection approval for the residence, the applicant shall notify Planning Staff and staff shall have 3 business days to complete a site visit to determine whether all graded areas have been re-seeded with native vegetation.

Pursuant to SCC §22.06.080(B), a change or alteration to an approved action, if determined to be minor by the Director, may be "deemed consistent with the provisions of this Title and the findings and conclusions on the original application." I have determined that the proposed request constitutes a minor change, therefore, the original decision shall be amended to allow a slight change in location of the access road, adjusting the location to 25 feet east of the approved access road.

All of the original conditions in the Director's Decision are still valid and shall be complied with. As a reminder, this letter amendment needs to be recorded at the County Auditor's office as was your Director's Decision. If you have any questions, please give me a call at 509-427-9458.

Sincerely,

Kari R. Fagerness

Kari R. Fagerness
Planner

APPEALS

This Administrative Decision of the Director shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648, on or before 7-10-00. Notice of Appeal forms are available at the Department Office.

Amendment to NSA-99-13
Peter and Rosann Guyer
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WARNING

On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Director's Decision or any amendments thereto.

cc: Skamania County Building Department
Skamania County Assessor's Office
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

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Scale: 1 inches = 45 feet



✓ 14 300 ft →

--- Access road installed

Dist removed for house
a garage will be used
for driveway construction

Dist removed for house approx 70 sq yds.

Dist removed for garage approx 65 sq yds.

Please review entire site for
toxic & well, location not
known at this time. Also there
are electrical not known.

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FILE
SF
CLARK COUNTY TITLE
RE 8-1-17-03
GARY

AFTER RECORDING MAIL TO:

Name Peter A. Guyer
Address 3036A NE 103rd Loop
City, State, Zip Vancouver, WA, 98662
00258mp

REAL ESTATE EXCISE TAX

NA
MAY - 3 2000
PAID \$66.44 19864

SKAMANIA COUNTY TREASURER

(FULFILLMENT)
Statutory Warranty Deed

THE GRANTOR Roger Malfait and Loretta Malfait, Husband and wife for and in consideration of Fulfillment of Real Estate Contract in hand paid, conveys and warrants to Peter A. Guyer and Rosann Guyer, husband and wife the following described real estate, situated in the County of Clark, State of Washington:

LOT 3 of MORDALL SHORT PLAT, Recorded January 30, 1973, in Book 2 of Short Plats, page 31, under Additior's File No. 85799, records of Skamania County, Washington, being a portion of the Northwest quarter and the Northeast quarter of Section 10, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

Gary H. Martin, Skamania County Assessor

Date 5-8-00 Parcel # 1-5-40-207

Assessor's Property Tax Parcel Account Number(s): 01-05-10-0-0-0204-00

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated November 4, 1998, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract. Recorded in Book 133 Pg 105 AF 133354 11/9/98.

Real Estate Sales Tax was paid on this sale or stamped exempt on November 9, 1998, Rec. No. 19864

Dated this day of January 17, 2000.

Roger Malfait
Roger Malfait

Loretta Malfait
Loretta Malfait

STATE OF WASHINGTON
COUNTY OF Clark

I certify that I know or have satisfactory evidence that Roger Malfait and Loretta Malfait 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: 1/23/00



C.L. Malfait
Notary Public in and for the State of Washington
Residing at Vancouver, WA
My appointment expires: 1/23/2000



Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX: 509 427-8288

February 9, 2000

Peter and Rosann Guyer
3036A NE 103rd Loop
Vancouver, WA 98662

Re: Amendment to NSA-99-13

Dear Mr. and Mrs. Guyer:

The Planning Department issued a final Director's Decision on May 26, 1999 for the above referenced application. However, subsequent to that date and upon completing a site inspection, your access appears to be slightly different than the access originally approved. Although this change (shown on the attached site plan) is fairly minor, an amendment must be completed to approve the change in the site plan as condition # 1 of the original Director's Decision states:

- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.

Pursuant to SCC §22.06.080(B), a change or alteration to an approved action, if determined to be minor by the Director, may be "deemed consistent with the provisions of this Title and the findings and conclusions on the original application." I have determined that the proposed request constitutes a minor change, therefore, the original decision shall be amended to allow a slight change in location of the access road, adjusting the location to 75 feet west of the approved eastern access. The approved western access shall no longer be utilized for access purposes.

All of the original conditions in the Director's Decision are still valid and shall be complied with. The Department will sign off on the placement and building permit because the amendment is very minimal, does not alter any of the original conditions relating to the home or garage and only adjusts the access road. This amendment does include a 20 day appeal period (see below). Therefore, the applicants are advised that they are proceeding at their own risk.

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Peter and Rosann Guyer
February 9, 2000
Page 2

As a reminder, this letter amendment needs to be recorded at the County Auditor's office as was your Director's Decision. If you have any questions, please give me a call at 509-427-9458.

Sincerely,

Kari R. Fagerness

Kari R. Fagerness
Planner

APPEALS

This Administrative Decision of the Director shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648, on or before 2/29/00. Notice of Appeal forms are available at the Department Office.

WARNING

On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Director's Decision or any amendments thereto.

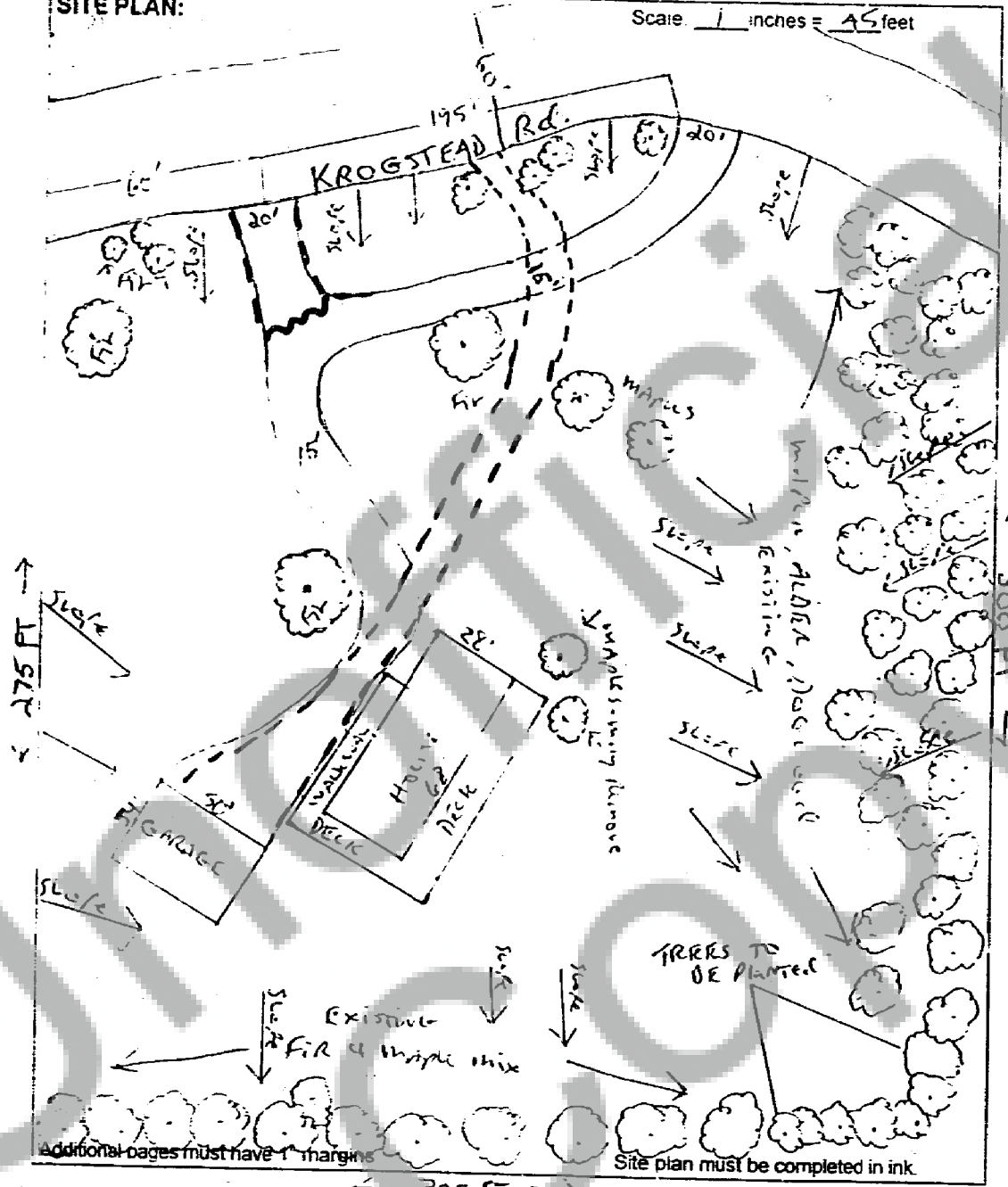
cc: Skamania County Building Department
Skamania County Assessor's Office
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

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45'

SITE PLAN:

Scale 1 inches = 45 feet



Additional pages must have 1" margins

Site plan must be completed in ink.

Valley 14
 --- Access road installed
 Not removed for house
 & garage will be used for driveway construction
 Not removed for house approx 70 sq. yds.
 Not removed for house approx 65 sq. yds.
 Please review entire site for trees & well, location not known at this time. Also show and electrical not known.

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