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BOOK 201 PAGE 937

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Steve Bernitsen*

Return Address: Steve Bernitsen
P.O. Box 646
Cosmopolis, WA 98537

AUG 22 4 29 PM '00
G. M. Olson
AUDITOR
GARY M. OLSON

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-99-36

APPLICANT: Steve Bernitsen

FILE NO.: Amendment to NSA-99-36

REFERENCE NO.: Director's Decision for NSA-99-36, recorded in Book 193, Page 950, Auditor's file # 136486, recorded on the 6th day of October, 1999. Legal description is Lot # 5 of Sooter Tracts (Book A of Plats, Page 138). *Complete legal description on page 5.*

PROJECT: Addition to existing house and construction of an accessory building.

LOCATION: 251 Circle Drive off of Cooper Avenue, in Underwood; Section 22 of T3N, R10E, W.M.; and identified as Skamania County Tax Parcel # 3-10-22-14-1200.

ZONING: General Management Area, Residential (R-1)

Supervised
Ordered
Noted
Filed

May 15, 2000

Dear Applicant:

The Planning Department issued a final Director's Decision on September 3, 1999 for the above referenced application. However, subsequent to that date, you have submitted an alteration to the original approval, requesting approval for the replacement of an existing 16" shale retaining wall with a 24"-30" concrete

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retaining wall and replacing existing steps. I have attached the adjusted site plan in order to show the difference. The Director's Decision contained a condition that stated:

- 1) All development 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.

The Director's Decision approved a specific site plan. Changes to that site plan require an amendment to the original decision. As you can see from the site plan, a change to the original approval is occurring as you are requesting, in addition to the accessory structure and the house addition, to rebuild an existing retaining wall with different materials and a different height along with replacing existing steps.

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 for the change in the retaining wall and the replacement steps.

All of the original conditions in the Director's Decision are still valid and shall be complied with. This amendment does not alter the original conditions of approval.

This amendment does include a 20 day appeal period (see below) however the building permit for the accessory structure has been issued as the amendment is unrelated to the accessory structure. Furthermore, this amendment shall be recorded in the County Auditor's office prior to project commencement.

If you have any questions, please give me a call at 509-427-9458.

Thank you.

Sincerely,

Kari R. Fagermess
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 6-5-00. Notice of Appeal forms are available at the Department Office.

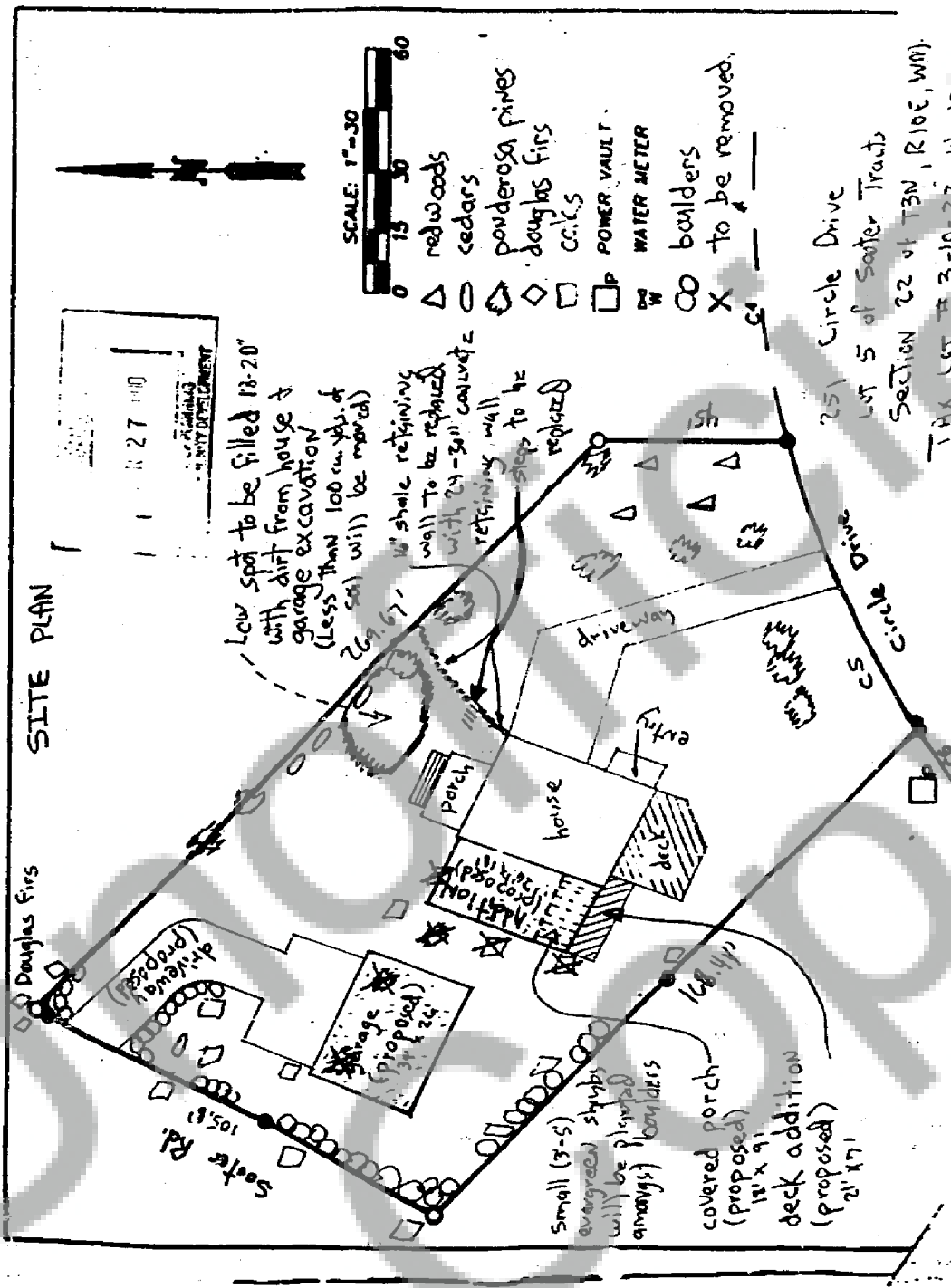
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WARNING

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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BOOK 193 PAGE 954

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BOOK 174 PAGE 350

FILED FOR RECORD AT REQUEST OF,
WHEN RECORDED RETURN TO:
REHBERG & ALBERTSON, P.S.
2800 S 19TH ST, STE 104
SEATTLE WA 98148 5164

FILED FOR RECORD
SKAMIA COUNTY WASH
BY *Rehberg & Albertson*
MAR 12 4 29 PM '98
Garry
AUDITOR
GARY M. OLSON

QUIT CLAIM DEED

REAL ESTATE EXCISE TAX
19375

Grantor(s):

1. Berntsen, Steven O.
2. Berntsen, Sandra O.

MAR 12 1998

PAID *Example*

SKAMIA COUNTY TREASURER

Grantee(s):

1. Steven O. Berntsen and Sandra O. Berntsen, Trustees of the S. O. Berntsen Trust, and successors

Legal Description:

1. Lot 5, Sooter Tracts

Gary M. Olson, Skamania County Assessor
Date *3/12/98* Parcel # *3-2-12-1-9-12-00*

Assessor's Property Tax Parcel Account Number(s): 03 10 22 1 4 1200 00

By *AS*
19375
19375
19375
19375

GRANTORS, STEVEN O. BERNTSEN and SANDRA O. BERNTSEN, husband and wife, for and in consideration of One Dollar (\$1.00) and other valuable consideration, convey and quit claim to STEVEN O. BERNTSEN and SANDRA O. BERNTSEN, TRUSTEES OF THE S. O. BERNTSEN TRUST, AND SUCCESSORS, the following described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of the Grantors therein:

Lot 5, Sooter Tracts, according to the official Plat thereof, on file and of record at Page 130, of Book "A" of Plats, in the County of Skamania, State of Washington.

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