

140959

BOOK 209 PAGE 340

Return Address: Nick Nass
PO Box 129
Park City, UT 84060-0129

FILED FOR RECORD
SKAMANIA CO. WASH
BY Nick Nass

MAY 1 9 41 AM '01
GARY H. OLSON
AUDITOR

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-8868

Letter Amendment to Director's Decision NSA-99-10

APPLICANT: Nick Nass

FILE NO.: Amendment to NSA-99-10

REFERENCE NO.: Director's Decision for NSA-99-10, recorded in Book 209, Page 334, Auditor's file # 140958, recorded on the 1st day of May, 2001

PROJECT: Single-family residence and accessory building

LOCATION: Corner Road off of Sooter Road, just west of Cooper Avenue, in Underwood, Section 22 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-22-41-202 *Full legal on Page 1.*

LEGAL: Lot 3 of the R. Sooter Short Plat

ZONING: General Management Area, Residential (R-2)

April 23, 2001

Dear Mr. Nass,

The Planning Department issued a final Director's Decision on June 8, 1999 for the above referenced application. On April 6, 2001 we received a letter from you requesting an amendment to relocate the accessory building and slightly alter the house location as well as combine the two access roads for the structures into one. 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:

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- 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.

I conducted a site visit on April 18, 2001. The site visit determined that adjusting the site of the single story house and relocating the accessory building, as you are now requesting, would not increase the potential visibility of the structures as seen from key viewing areas, which are at least 3 miles away, especially with visual subordination measures such as color. There are several mature fir/deciduous trees located to the east and south of the building sites that if retained will provide screening. Your Director's Decision states in condition #7 that all trees must be retained to the maximum extent practicable. There are also mature trees and residential development located off site, to the east that provides immediate screening.

Additionally, this request would aid in minimizing grading as it would combine the access to the buildings into one driveway off of Corner Road, versus constructing two access roads as was originally approved.

Thus, this amendment is found acceptable and condition #1 now states:

- 1) All developments shall be consistent with the enclosed site plan *dated April 3, 2001*, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.

Additionally, according to the new site plan, it appears that one or two trees may need to be removed along the south side of the house site. This should be avoided if possible.

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 the relocation of the house and accessory building and the combining of the access drives into one, as consistent with the site plan dated April 3, 2001.

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,



Heather O'Donnell
Associate Planner

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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 5/14/01. 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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Heather O'Donnell
Skamania County
Dept. of Planning & Development
PO Box 790
Stevenson, WA 98648

PP - 5 2001

DEPT. OF PLANNING
COMMUNITY DEVELOPMENT

Nick Nass
PO Box 129
Park City, UT 84060-0129

File No: NSA-99-10

April 3, 2001

Request to change location of proposed accessory building.

We wish to locate the accessory building to a location better suited to the building site. We have learned that the first proposed location for the accessory building is an area, which has been known to be a "run off" for the Corner road area during years of heavy rain and snowfall. We also believe that the new location is a better site both in aesthetics and convenience to the main house. The new location is within the natural open space and will have minimal impact on the surrounding trees on the east side. An added advantage is both the main house and the accessory building will share the same driveway.

Enclosed is a copy of the original site plan and the new site plan showing the change of location for the accessory building.

Regards,



Nick Nass

CORNER ROAD

UTILITIES EASEMENT

Shop
Accessory
Building

Nick Nass
PO Box 129
Park City, UT 84302
435.649.6482

DEPT. OF PLANNING
AND COMMUNITY DEVELOPMENT

APR 6 2004

Old site plan 1999

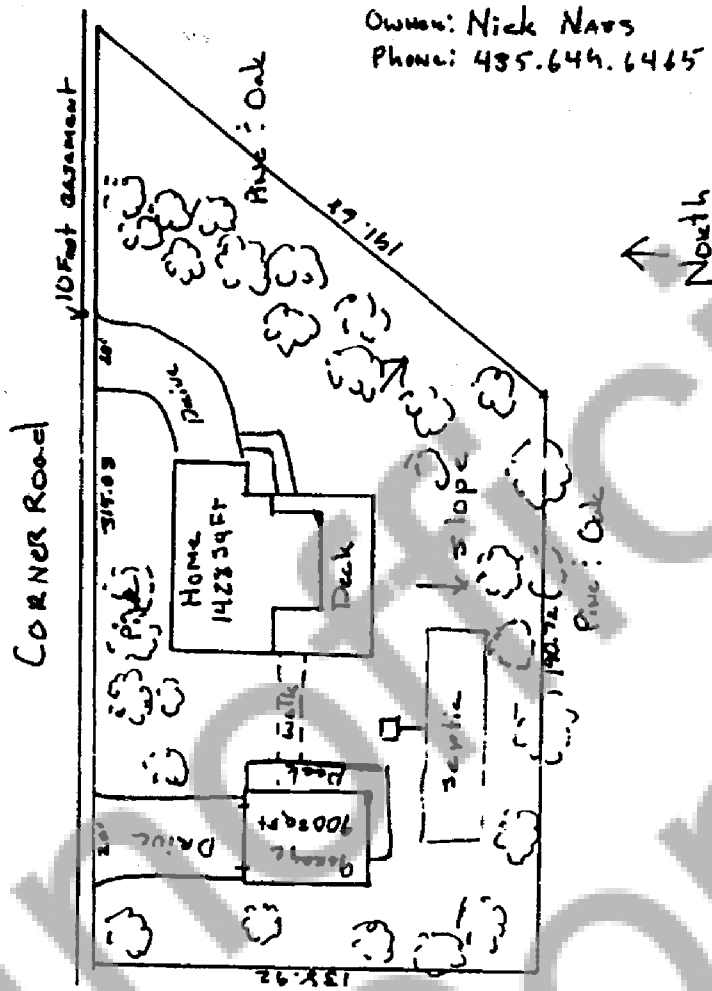
APR -

DEPT. OF PLANNING
PWA COMMUNITY DEV.

SITE PLAN:

Scale: 1 inch = 50 feet

Owner: Nick Nays
Phone: 435.644.6465



Additional pages must have 1" margins

Site plan must be completed in ink

Buildings within existing Open Space

House - Approx - 1428 sqft 40' x 35'

Garage - Approx - 900 sqft 26' x 35'

Water: Power PWS - underground to site.

EXHIBIT "A"

DESCRIPTION:

A Parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 22, Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, Washington, described as:

Lot 3 of the RUBY SOOTER SHORT PLAT, as recorded in Book 3 of Short Plats, on Page 113, Skamania County Records.

Subject To :

3. Right of Way Easement for Utilities, including the terms and provisions thereof, in favor of Public Utility District No. 1 for Skamania County, recorded FEBRUARY 5, 1979 in Book 76, Page 120, in Auditor File No. 88016, Skamania County Deed Records.
4. Covenants for Road Maintenance, including the terms and provisions thereof, recorded JANUARY 30, 1987 in Book 104, Page 67.

Gary H. Martin, Skamania County Assessor

Date 11-3-92 Parcel # 2-10-72-4-1-242