

141661

Return Address: Randall Nelson & Christina Larsen
11 West Royal Palm
Phoenix, AZ 85021

BOOK 212 PAGE 282

FILED FOR RECORD
SKAMANIA CO. WASH.
BY *Kielpinski & Woodrich*

JUL 11 4 49 PM '01

P. Lawry
AUDITOR
GARY H. OLSON

Skamania County
Department of Planning and
Community Development

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

Letter Amendment to Director's Decision NSA-98-88

APPLICANT: Randall Nelson & Christina Larsen

FILE NO.: Amendment to NSA-98-88 (formally Gozdowski/Hanners)

REFERENCE NO.: Director's Decision for NSA-98-88, recorded in Book 212, Page 276, Auditor's file # 141660, recorded on the 11th day of July, 2001. and Final Order for NSA-98-88, recorded in Book 197 Page 227, Auditor's file # 131574 on 3/19/00.

PROJECT: Single-family residence and garage *HPD*

LOCATION: South of Scenic Heights Road off of Cook-Underwood Road, in Underwood; Section 20 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-20-34-1100.

LEGAL: See Page 4

ZONING: General Management Area, Residential (R-5)

Registered	<i>4/7/1</i>
Indexed	<i>4/7/1</i>
Filed	
Noted	

June 7, 2001

Dear Mr. Nelson, Ms. Larsen & Mr. VanderZanden,

The Planning Department issued a Director's Decision on March 10, 1999 for the above referenced application, which was then appealed to the Board of Adjustment who issued a Decision on May 27, 1999, which was also appealed and then settled in a joint motion dated January 25, 2000. On May 23, 2001 we

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received a letter from you requesting an amendment to relocate the garage to the east side of the house. 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.

A site visit was conducted on June 6, 2001 to review potential scenic effects of this request. Site development options are constrained on the property due to topography and the narrow and long shape of the property. The site visit confirmed that relocating the garage to the east side of the house, would not increase the visibility of the garage from that of the approved location on the west side of the house. The garage would be partially screened at either location by the house. The screening plantings that were agreed to in the joint motion, and the retention of as many trees as practicable for the development, will also minimize visibility of the garage. Additionally, your newly submitted plans indicate that the garage will actually be smaller and will reduce the amount of grading required, than the originally approved garage.

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

- 1) All developments shall be consistent with the enclosed site plan dated May 23, 2001, 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 relocate the garage to the east side of the house.

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

Sincerely,



Heather O'Donnell
Associate 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 6/27/01. 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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110608

BOOK 121 PAGE 780

First American Title
Insurance Company

THIS SPACE PROVIDED FOR OTHER USE

BY Daniel A. Hanners

Dec 17 10 50 AM '90

P. Lowry

GARY H. HANSEN

BOOK 212 PAGE 285

RECEIVED
COUNTY CLERK

MAR 15

Filed for Record at Request of

Name MT. ADAMS TITLE COMPANY

Address P.O. BOX 735

City and State WHITE SALMON, WA 98672

Statutory Warranty Deed

THE GRANTOR DANIEL A. HANNERS and MARYANN S. HANNERS, husband and wife—

for and in consideration of FOR ONE DOLLAR AND LOVE AND AFFECTION—

do hereby convey and warrants to DANIEL GREGG HANNERS and LESA LYN HANNERS, husband and wife, and HOLLY HANNERS PONGRACZ-BARTHA and GEORGE ANDREW PONGRACZ-BARTHA, wife and husband—the following described real estate, situated in the County of SKAMANIA, State of Washington: Lot 13 of SCENIC HEIGHTS NO. 1 according to the official plat thereof on file and of record at page 133 of Book A of Plats, Records of Skamania County, Washington.

SUBJECT TO: An easement and right of way for the existing road over and across the north-westerly corner of the real estate under search for access to Lot 12 of Scenic Heights No. 1 according to the plat aforesaid reserved in deed dated February 3, 1967, and recorded February 15, 1967, at page 33 of Book 57 of Deeds, under Auditor's File No. 68155, Records of Skamania County, Washington.

Recorded
12-21-90

REAL ESTATE EXCISE TAX

DEC 17 1990

N/A

P. Lowry

DECEMBER 17 1990

Daniel A. Hanners

Maryann S. Hanners

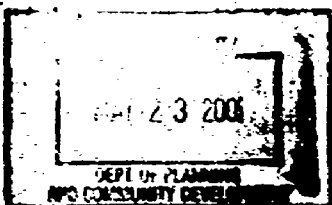
Daniel A. Hanners & Maryann S. Hanners

they

their

December 1990

FILED
12-21-90



286 Skamania County Planning and Community Development
 Attention Heather O'Donnell, Associate Planner
 P.O. Box 700
 1300 N.W. Vancouver Ave.
 Stevenson WA 98648

Heather,

Thank you for taking the time to meet with me last week regarding the Nelson/Larsen residence that we are designing at Scenic Heights/13.

Please find enclosed a copy of the Nelson / Larsen (formerly Gozdowski) residence site plan, floor plans, elevations and building section. As we discussed we would like to get an approval to change the location of the garage as shown on the site plan. This garage design is smaller than the original Gozdowski submittal in its footprint and its height. This design will greatly reduce the amount of excavation required as well as significantly reduce the size of the driveway. The change will allow us to restore a meadow area of the site that is currently paved by planting native grasses, wildflowers, etc. This design also visibly eases the profile of the residence from key viewing areas.

We believe that the enclosed plans conform to all the conditions for approval previously agreed upon for the Gozdowski application, except for the garage relocation. We have been carefully working with Trantow Surveyors and Steve Head, Forester to ensure full compliance with the conditions of approval.

Please let us know if there is other information required to facilitate approval of this minor amendment by phoning Mark VanderZanden at 503-281-5643, or reaching him by fax at 503-280-1121.

Thank you,

Mark VanderZanden
 Surround Architects

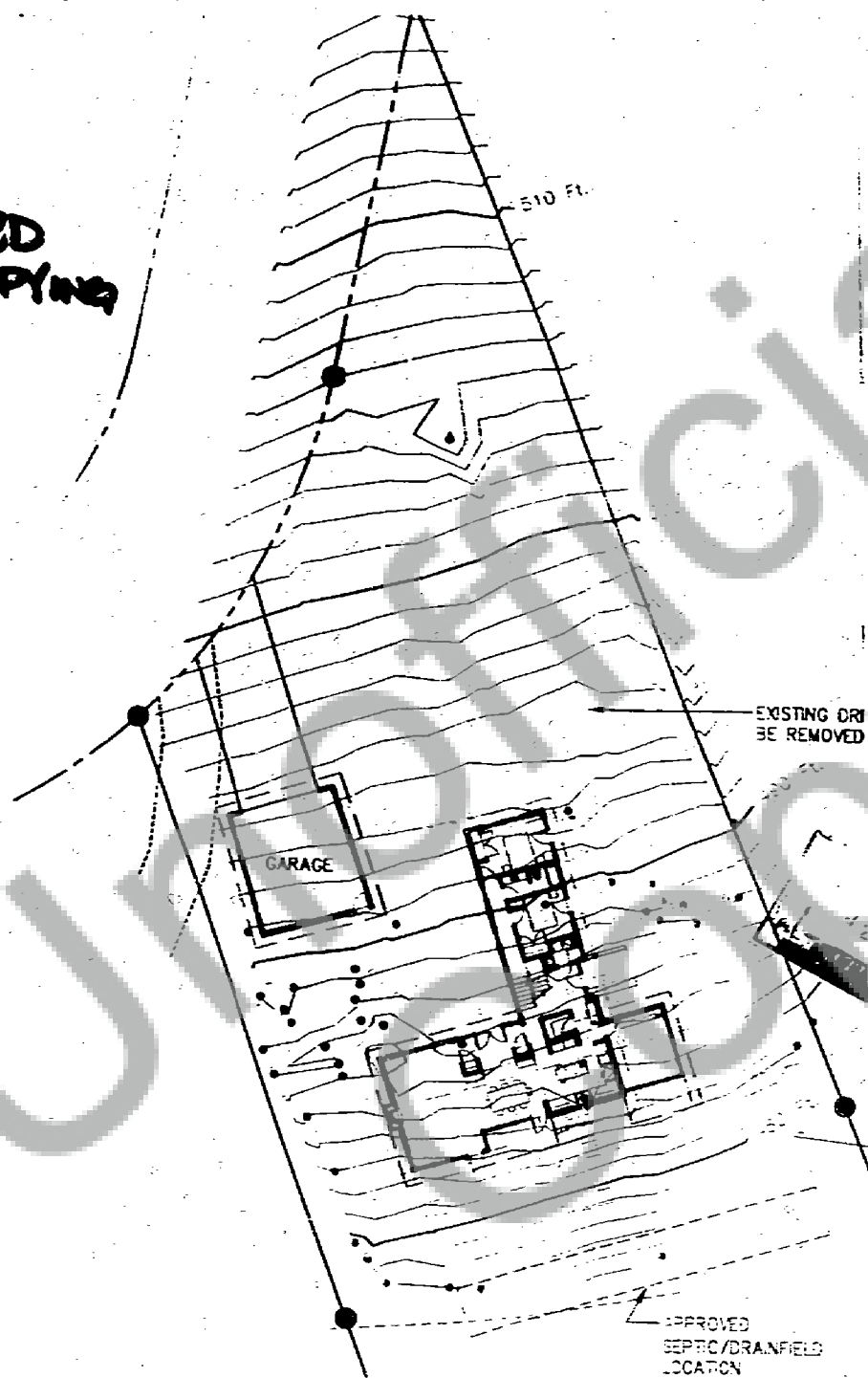
Randall Nelson
 Owner

Christina Larsen
 Owner

Surround Design
 3405 NE Hancock
 Portland Oregon 97212
 503.281.5643 T
 503.280.1121 F
 surroundmv@delnet.com

2001207

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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

MEMORANDUM

To: Randall Nelson & Christina Larsen
From: Heather O'Donnell, Associate Planner
Date: July 2, 2001
Re: Clarification for Letter Amendment on File No. NSA-98-88

A Letter Amendment decision to File No. NSA-98-88 was issued on June 7, 2001. The amendment was requested to move the location of the garage to the west of the house, rather than at the originally approved location to the east of the house.

The east and west locations were mistakenly switched in the Letter Amendment approval. However, I believe that this mistake is obvious, since the amended site plan and the request for the amendment were both attached to the Letter Amendment decision when it was issued.

Therefore, since this is a letter of clarification on the Letter Amendment decision, please also record this memorandum with your Letter Amendment decision and site plan. Additionally, this will not restart the 20 day appeal period on your Letter Amendment decision, which was up on June 27, 2001.

If you have any further questions, please contact me at (509) 427-9458. Thank You.

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