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Return Address: Jason Dixon
P.O. Box 897
Washougal, WA 98671

BOOK 238 PAGE 576

FILED IN RECORD
SKAMANIA COUNTY
BY Jason Dixon

MAR 12 4 20 PM '03

AMSR
J. MICHAEL G. VISON

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

Letter Amendment to Administrative Decision NSA-01-05

ORIGINAL APPLICANT/OWNER: David and Deby Brown
CURRENT APPLICANT/OWNER: Jason Dixon
FILE NO.: NSA-01-05
REFERENCE NO.: Administrative Decision for NSA-01-05, recorded in Book 236, Page 844.
PROJECT: Construction of a single-family residence and clearing of brush.
LOCATION: On Brier Road, Section 7 of T1N, R5E, W.M. and identified as Skamania County Tax lot #01-05-07-0-0-0100-00.
LEGAL: See attached page 4 & 5.
ZONING: 20.30 acres in the General Management Area zoned Small Scale Agriculture (Ag-2).

February 6, 2003

Dear Jason:

The Planning Department issued a final Administrative Decision on May 11, 2001 for the above referenced application. In materials received by our Department on January 30, 2003, (see attached page 6) you requested an amendment to the above-mentioned Administrative Decision. The amendment you have requested is to place an approximately 924 square foot manufactured home on site instead of the approved

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2,000 square foot single-story stick built home. The amended site plan indicates that the proposed location for placement of the manufactured home is the same as was approved for the stick built home. Placement of an approximately 924 square foot manufactured home on site instead of the approved 2,000 square foot single-story stick built home will have no effect on scenic, cultural, natural or recreational resources, as conditioned below.

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 to placement of an approximately 924 square foot manufactured home on site instead of the approved 2,000 square foot single-story stick built home.

Although you have indicated you will be moving between 100 to 200 cubic yards of soil, the grading plan referenced in condition of approval #5 from the Administrative Decision will not be required because the site is not visible from Key Viewing Areas and is less than 10% slope. You have already indicated the amount of material to the Planning Department, therefore the amended condition of approval #5, as discussed below, has been satisfied.

Therefore condition of approval #5:

- 5) Prior to issuance of a building permit, the applicant shall notify the Planning Department in writing whether grading will exceed 100 cubic yards. A grading plan shall be submitted if grading will exceed 100 cubic yards. See Staff Report for specific requirements of the grading plan, if necessary.

Shall be amended to read:

- 5) ~~Prior to issuance of a building permit, the applicant shall notify the Planning Department in writing whether grading will exceed 100 cubic yards. A grading plan shall be submitted if grading will exceed 100 cubic yards. See Staff Report for specific requirements of the grading plan, if necessary.~~ The applicant shall notify the Planning Department in writing whether grading will exceed 100 cubic yards. A grading plan shall be submitted if grading will exceed 100 cubic yards. See Staff Report for specific requirements of the grading plan, if necessary.

The site plan (see attached page 7) to this Letter Amendment shall replace the site plan attached to the original Administrative Decision of May 11, 2001, and shall be known as the final site plan. The amendment is hereby approved.

All of other conditions in the original Administrative Decision are still valid and shall be complied with. This amendment does include a 20-day appeal period (see below). Also, as a reminder, this Letter Amendment must be recorded at the County Auditor's office with legal descriptions attached prior to issuance of any building permits.

If you have any further questions, please call (509) 427-9458.

Sincerely,

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Stacey Borland
Stacey Borland
Associate Planner

NOTES

Any new residential development, related accessory structures such as garages or workshops, and additions or alterations not included in this approved site plan, will require a new application and review.

As per SCC §22.06.050(C)(5), the decision of the Director approving a proposed development action shall become void in two years if the development is not commenced within that period, or when the development action is discontinued for any reason for one continuous year or more.

APPEALS

This Decision 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. 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 Administrative Decision or any amendments thereto.

A copy of the Letter Amendment was sent to the following:

Skamania County Building Department
Skamania County Assessor's Office
Board of County Commissioners
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs Reservation
Nez Perce Tribe
Office of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Friends of the Columbia Gorge
Columbia Gorge United
Gorge Reality, Inc.
US Army Corps of Engineers
Bonneville Power Administration
Persons within 500 feet of property



LAWSON
Surveying & Engineering, Inc.
JOHN G. LAWSON, P.E., PLS

- Land Development Services
- Land Surveying
- Professional Engineering

1st Ridge Business Park Bldg. 2, Suite 280 11800 N.E. 95th Street Vancouver, WA 98682 (206) 256-8008

**SMYSER
LEGAL DESCRIPTION
TRACT 2**

As Surveyed By Lawson Surveying & Engineering

BEGINNING at the Northeast corner of the South half of the Northeast quarter of the Northeast quarter of Section 7, Township 1 North, Range 5 East Willamette Meridian, said point bears South 01°40'41" West, 639.32 feet from the Northeast corner of said Northeast one quarter;

THENCE North 88°40'46" West, 1324.39 feet;

THENCE North 77°35'36" West, 70.67 feet;

THENCE South 19°29'09" East, 47.00 feet;

THENCE South 37°47'09" East, 89.01 feet to a point on the West line of said South one half;

THENCE South 01°31'51" West, along said West line 564.84 feet to the Southwest corner of said South one half;

THENCE South 88°27'36" East, along the South line of said South one half 1318.81 feet to the Southeast corner of said South one half;

THENCE North 01°40'41" East, along the East line of said South one half 669.32 feet to the POINT OF BEGINNING.

Contains 20.30 acres.

TOGETHER with and subject to an easement for ingress, egress, and utilities described as follows:

BEGINNING at a point on the West line of the East half of the Northeast one quarter of Section 7, Township 1 North, Range 5 East, said point bears South 01°31'51" West, 422.00 feet from the Northwest corner of said East one half;

THENCE South 31°31'51" West, 140.00 feet;

THENCE South 03°05'51" West, 119.00 feet;

Gary H. Martin, Skamania County Assessor
Date 10/14/99 Parcel # 1-5-7-100

THENCE South 19°29'09" East, 47.00 feet;

THENCE South 17°47'09" East, 89.01 feet to a point on said West line of said East one half,

THENCE South 01°31'51" West, along said West line 564.84 feet to the Southwest corner of the Northeast quarter of said Northeast one quarter;

THENCE South 88°27'36" East, along the South line of said Northeast one quarter of said Northeast one quarter 60.00 feet;

THENCE North 01°31'51" East, parallel with said West line 586.29 feet;

THENCE North 37°47'09" West, 100.78 feet;

THENCE North 19°29'09" West, 25.36 feet;

THENCE North 03°05'51" East, 92.04 feet;

THENCE North 31°07'36" East, 91.79 feet;

THENCE North 85°01'29" East, 125.91 feet to the Southwest corner of that tract established in boundary line adjustment recorded in Book 135, page 260 of Deeds, Skamania County records;

THENCE South 88°24'38" East, parallel with said North line of said Northeast one quarter and also along the South line of that tract established in said boundary line adjustment 30.00 feet;

THENCE North 01°31'51" East, parallel with said West line of said East one half 435.60 feet to a point on the South of said Bell Center Road;

THENCE North 88°24'38" West, along said South line 30.00 feet to the Northeast corner of the Waterman tract recorded in Book 66, page 532 of Deeds, Skamania County records;

THENCE South 01°31'51" West, along the East line of said Waterman tract 390.00 feet to the Southeast corner thereof;

THENCE North 88°24'38" West, along the South line of said Waterman tract 160.00 feet to a point on said West line of said East one half;

THENCE South 01°31'51" West, along said West line 2.00 feet to the POINT OF BEGINNING.

NATIONAL SCENIC AREA LAND USE APPLICATION

(Please complete application in ink)

Applicant: Jason Diton E-mail: _____
 Address: P.O. Box 897 Home: (360) 521-0671
Washougal WA 98671 Work: () "
 Property Owner: Jason Diton E-mail: _____
 Address: PO Box 897 Home: (360) 521-0671
Washougal WA 98671 Work: () "
 Location of Property: Briar road off Belle Center road
 Tax Lot/Parcel # 1-5-7-100 Total acres: 20.30

Are any structures on property 50 years old or older from today's date? X no yes
 If yes, identify: NO Structures

Please attach the Legal Description of the tax lot/parcel of this application. (Legal Description can be obtained from the County Auditor)

Project description: Describe your proposed project including details on use, size (width, length, and height) color, and construction materials of all existing and proposed structures.

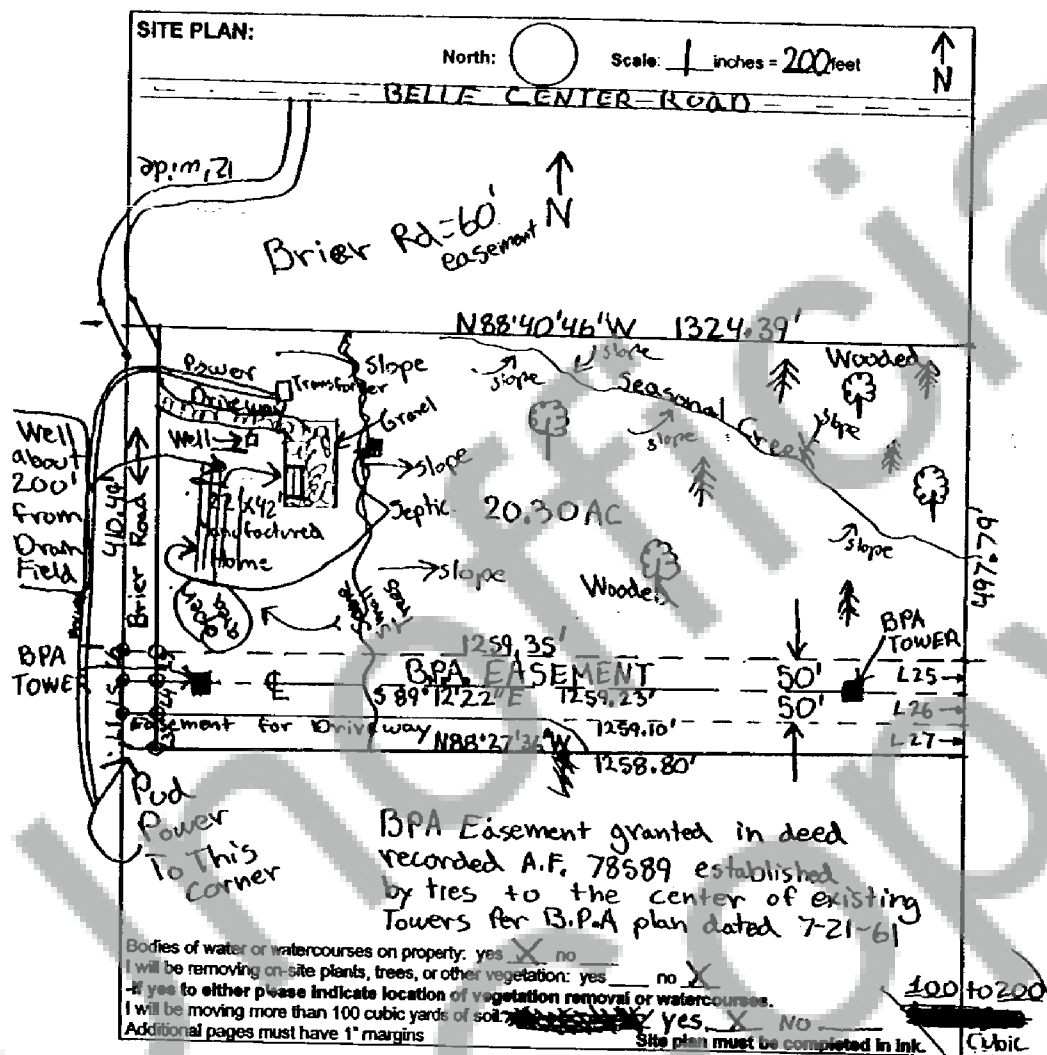
I am going to bring in an approx.
22' x 42' manufactured home and place
it on the property.
Home will contain cement blocks, tie downs,
metal skirting, wood home.
Home will be green in color.

Applicant signature(s): Jason Date: 1-30-03

Owner signature(s): Jason Date: 1-30-03

Signature of the property owner(s) authorizes the Planning and other Agency personnel reasonable access to the site in order to evaluate the application.

For Department use only	
Legal description attached <u>Yes</u> No	Letter <u> </u>
Date received <u>1-30-03</u>	Date complete <u> </u>
Received <u>3997</u>	File # <u>NSA-61-05</u>



NOTICE: This is a proposed site plan, it may be revised as required to be in compliance with the Columbia River Gorge National Scenic Area.

Reduced 58

