

149257

BOOK 245 PAGE 68

Return Address: Joan Marie Gift
1909 East 9th Street
Vancouver, WA, 98661

FILED FOR RECORD
SKAMANIA COUNTY WASH
BY Joan Gift
JUL 27 4 26 PM '03
J. MICHAEL GARRISON

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 Administrative Decision NSA-03-15

APPLICANT: Joan Marie Gift

FILE NO.: Amendment to NSA-03-15 recorded in Book 245 at Page 61
under Auditor's File No. 149256 on June 27, 2003.

PROJECT: Single-family residence, detached garage, driveway, and associated utilities.

LOCATION: 7.00 Acres at MP .89 Butler Loop Road in Skamania County, Section 35 of
Township 2N, Range 6E, W.M. and identified as Skamania Tax Lot #02-06-35-0-
0-0300-00.

LEGAL: See attached page 65

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

June 3, 2003

Dear Joan Marie Gift,

The Planning Department issued a final Administrative Decision on May 1, 2003 for the above referenced application. On May 29, 2003 we received a letter from you requesting an amendment to the site plan and decision. The letter addressed three requests:

- 1) Construct a 10' X 15' root cellar and pump house.
- 2) House size change from 26' x 41' to 26' x 46' with a daylight basement.
- 3) Accessory structure change size change from 20' x 36' to 20' x 40' in order to accommodate a recreational vehicle.

The request to construct a root cellar and pump house (150 square feet) will require an amendment to condition #4. A site visit by the Planning Department on May 29, 2003 confirmed that the structure will be located in an area that will be visually subordinate as seen from key viewing areas.

These requests will require a change in Conditions of Approval #2 & #4, which state:

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- 2) All developments must 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.
- 3) The detached garage (720 square feet) is the only approved accessory structure at this time. If the applicant wishes to construct any other structures over 60 square feet in the future it will require a new application at that time.

These conditions shall be amended to state:

- 2) All developments must 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 modified site plan shall include the root cellar (10' x 15'), single-family dwelling (26' x 46'), and accessory structure (20' x 40').
- 3) The detached garage (800 square feet) and rootcellar/pumphouse (150 square feet) are the only approved accessory structures at this time. If the applicant wishes to construct any other structures over 60 square feet in the future it will require a new application at that time.

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." The proposed request constitutes a minor change; therefore, the original decision shall be amended to the temporary use of an accessory building.

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

Sincerely,

Patrick Johnson

Patrick Johnson
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. 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

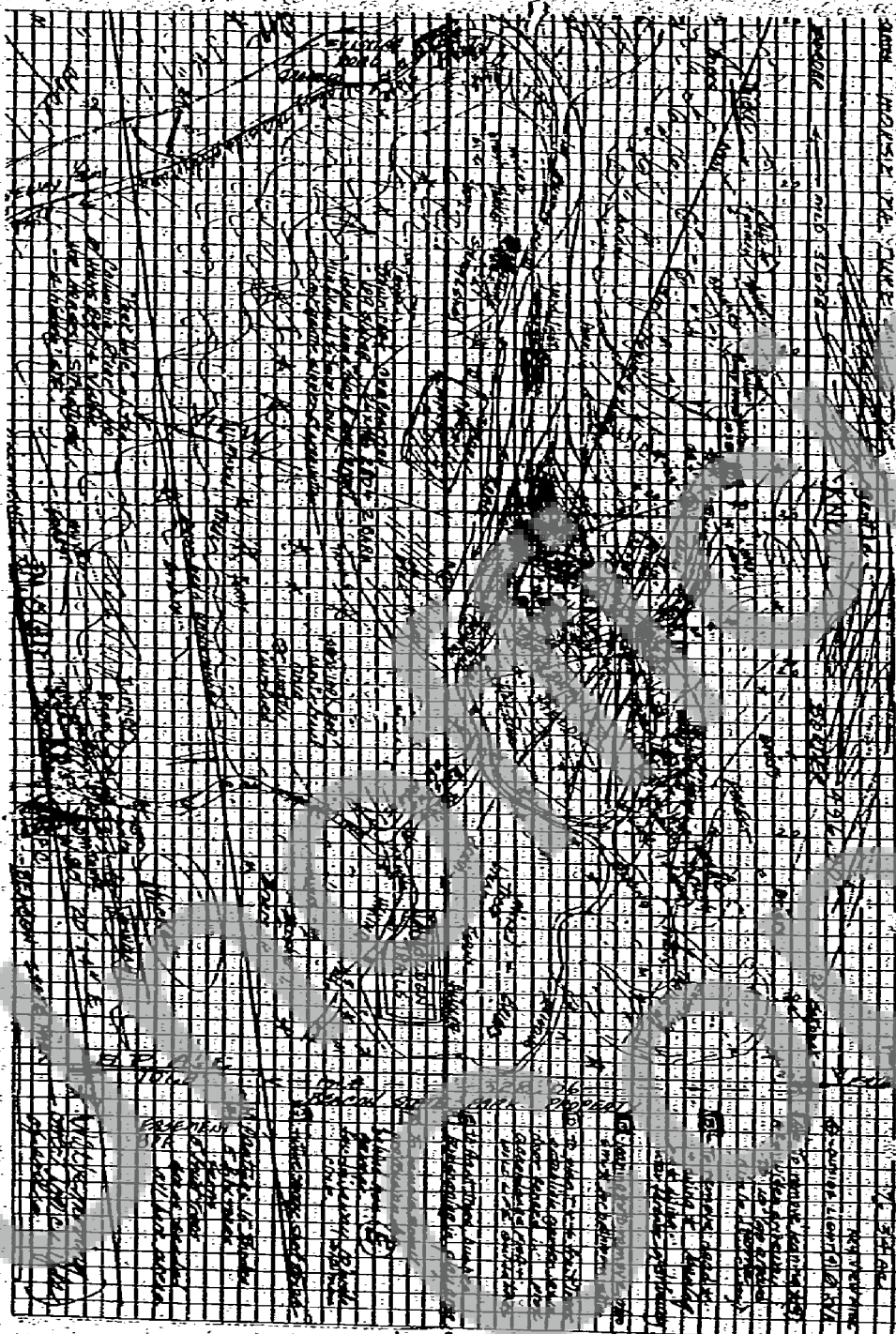
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proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Director's Decision or any amendments thereto.

cc: Skamania County Building Department
Skamania County Assessor's Office
Persons w/in 500 feet
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
Friends of the Columbia Gorge
Columbia Gorge United
Columbia Gorge Realty, Inc.
Office of Archaeology and Historic Preservation
Dept. of Natural Heritage

Attached: Request for Letter Amendment
New Site Plan
Legal Description



Complete 22' x 39' site plan & Planning Dept.

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FILED FOR RECORD
SKAMANIA WASH
BY Robert Lack

Jun 15 4 57 PM '96
D. Lowry
AUDITOR
GARY M. OLSON

After recording, return to:

Ms. Joan M. Gift
1909 E. Ninth Street
Vancouver WA 98661

125740

BOOK 158 PAGE 400

WARRANTY DEED OF CLAIMING SUCCESSOR

JOAN MARIE GIFT, the claiming successor and surviving spouse of Hugh H. Gift, deceased, Clark County Superior Court Cause No. 95-4-00707-5, grantor, conveys and warrants to JOAN MARIE GIFT, as her sole and separate property, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid, hereby conveys and warrants to the grantee, JOAN MARIE GIFT, as her sole and separate property, the following described real property situated in the County of Skamania, State of Washington, to wit:

The Northwest quarter of the Northwest quarter of the Northwest quarter and the North half of the Southwest quarter of the Northwest quarter of the Northwest quarter, all in Section 35, Township 2 North, Range 6 East of the Willamette Meridian in the County of Skamania, State of Washington.

This deed is given by the undersigned on the behalf of the estate. The statutory warranties are the responsibility of the estate and not of the grantor in her individual capacity. The interest conveyed and warranted is the interest of the estate only.

DATED: May 1, 1996.

Joan Marie Gift
Joan Marie Gift

REAL ESTATE EXCISE TAX

18194

JUL 16 1996

PAID 26.95

SKAMANIA COUNTY TREASURE

STATE OF WASHINGTON)
County of Clark) ss.

I certify that I know or have satisfactory evidence that JOAN MARIE GIFT, claiming successor and surviving spouse of Hugh H.

1
As attested by me
Notary Public
in and for the State of Washington
My Comm. Expires

Skamania County
Dept of Planning & Development
P.O. Box 790
Stenerson, WA 98648

May 29, 2003

Staff: Planners
Kitrick Johnson

Re: Letter of Amendment for NSA 0315

- ① maintain 10x15 root cellar (+pumphouse)
per original plot plan
- ② Note house size change to actually
26x46 per official plan design with
25x26 daylight unfinished basement
storage area only w/ access to main floor.
- ③ Please enlarge garage to 20x40 to be
accommodating RV while construction
of house.

Thank you for your consideration + time for
approval. Respectfully,

JOANMARIE D. GIFT *Joan Marie Gift*
1903 East 9th Street
Vernon, WA 98661

