

Return Address: Greg Ellis & Diane Kelleher
6641 Beveridge Place SW
Seattle, WA 98136

Doc # 2004154139
Page 1 of 5
Date: 8/20/2004 12:32P
Filed by: GREG ELLIS AND DIANE KELLEHER
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$23.00

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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

Letter Amendment to Director's Decision NSA-97-70-L1

ORIGINAL APPLICANT/OWNER: Matt Bronson

CURRENT APPLICANT/OWNER: Greg Ellis & Diane Kelleher

FILE NO.: NSA-97-70

REFERENCE NO.: Director's Decision for NSA-97-70, recorded in Book 176, Page 565, Auditor's file # 131435.

PROJECT: Single family residence and access way.

LOCATION: 62 Mossy Rock Road, Underwood; Section 5-5-98 as Skamania County Tax Lot #03-10-22-0-0

LEGAL DESCRIPTION: Lot 1 Bronson Short Plat BK 3/PG 302.

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

March 31, 2004

Dear Greg Ellis:

The Planning Department issued a final Director's Decision on April 28, 1998, for NSA-97-70. In materials received by our Department on August 12, 2003, (see attached page 4) you requested an amendment to the above-mentioned Director's Decision. This letter amendment proposal was required in response to the violation notice sent to you on August 4, 2003. The amendment you have requested is a change in location of underground utilities and a more precise identification of the footprint of the single-family dwelling, driveway, parking area, and propane line.

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 a change in location of underground utilities and a more precise identification of the footprint of the single-family dwelling, driveway, parking area, and propane line.

In order for the proposed change to be consistent with condition of approval #17,

- 17) This proposed development shall comply with all the requirements of the wildlife management plan submitted for the Bronson Short Plat National Scenic Area Application #NSA-96-45 (see wildlife management plan attached to the staff report).

a Wildlife Rehabilitation Plan was required in response to the violation involving the installation of utilities through the wildlife area. The Wildlife Rehabilitation Plan was received by our Department and forwarded onto the Washington State Department of Fish and Wildlife (WDFW) for their review. After one revision, the revised rehabilitation plan was approved by WDFW on March 24, 2004. The planting can begin at anytime now, and must be completed before we can sign off on the final inspection/Occupancy.

The site plan (see attached page 5) to this Letter Amendment shall replace the site plan attached to the original Director's Decision of April 28, 1998, and shall be known as the final site plan. The amendment is hereby approved.

All of the other conditions in the original Director's 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.**

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

Sincerely,



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

The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

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
Skamania County Health Department
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
Gorge Reality, Inc.
US Army Corps of Engineers
State of Washington Office of Community Development
Department of Fish & Wildlife
Persons within 500 feet of property

August 11, 2003

Ms. Stacey Borland, Associate Planner
Skamania County Dept. of Planning
P.O. Box 790
Stevenson, WA 98648

Dear Ms. Borland,

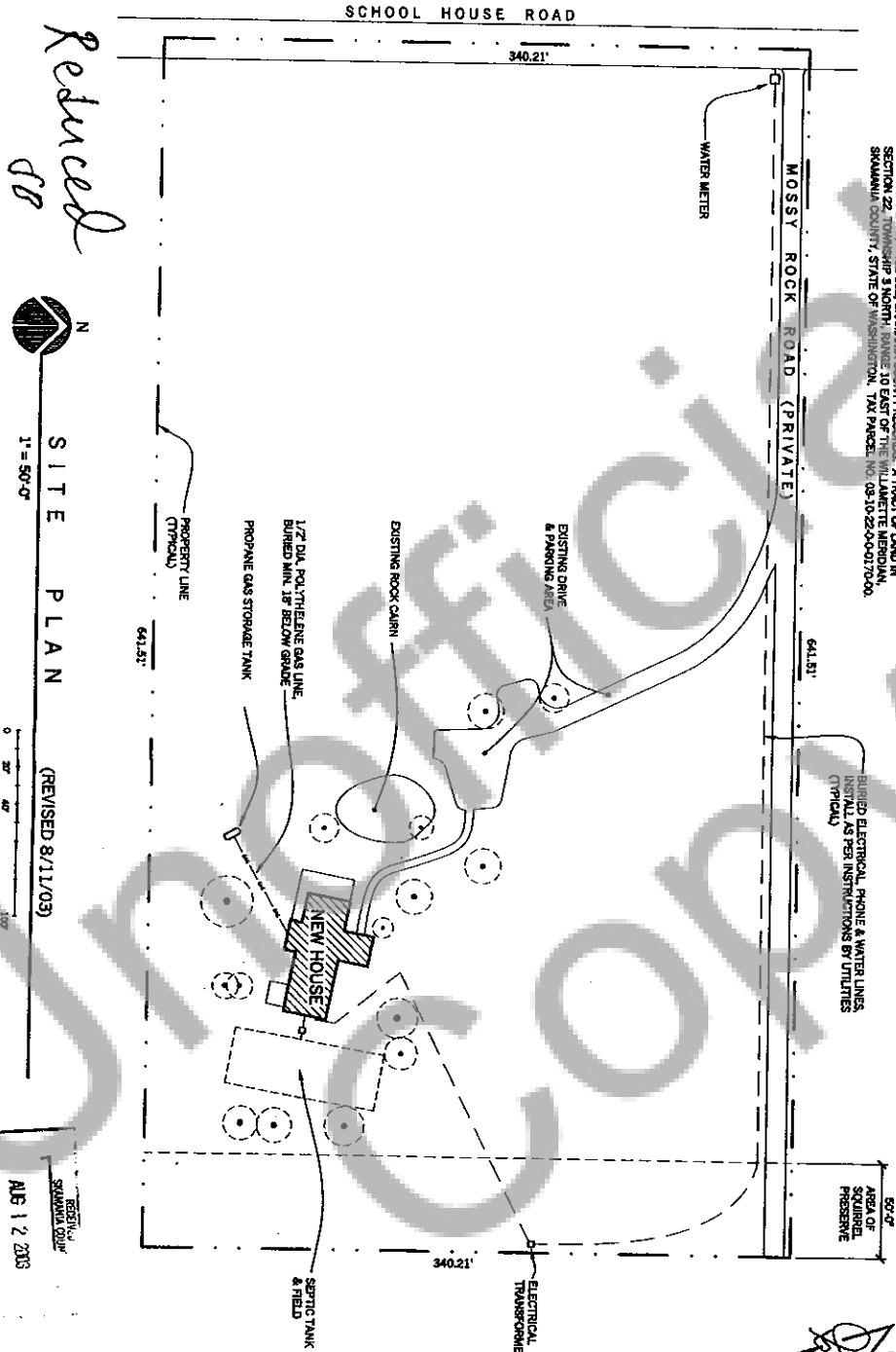
This letter details the changes made to our site plan connected to the original permit for our home construction, NSA-97-70. The major change is the location of the utility lines which now enter the home site from the east end of the property and run through the squirrel preserve. The utility trench has been backfilled, and a rehabilitation plan for the affected area in the preserve consistent with the Wildlife Management Plan, involving the planting of native grasses and pine trees, will occur prior to final inspection and issuance of Occupancy. Minor changes to the site plan include a more precise identification of the existing entrance road (and parking) to the property and a slight move of the propane line to the west.

Sincerely,
Greg Ellis

Greg M. Ellis

P.S. I've enclosed the \$100
Letter Amendment fee.

LEGAL DESCRIPTION: LOT 1 OF THE BRONSON SPORT PLAT, RECORDED IN BOOK 3 OF SPORT PLATS, SQUAMISH COUNTY, WASHINGTON, A TRACT OF LAND IN SECTION 22, TOWNSHIP 2 NORTH, RANGE 10 EAST OF THE PACIFIC MERIDIAN, SQUAMISH COUNTY, STATE OF WASHINGTON. TAX PARCEL NO. 08-10-20-00017000.



Reduced
de



SITE PLAN
(REVISED 8/11/03)
1" = 50'-0"



REGISTERED
SQUAMISH COUNTY
ALB 12 2003
SEAL OF PLANNING
COMMUNITY DEVELOPMENT

SK
1.1
OF 1

SNYDER
ARCHITECTS
1033 SW YAMHILL ST #405
PORTLAND, OREGON 97205
(503) 224-8366
11 AUG 2003

ELLIS/KELLEHER RESIDENCE
SCHOOL HOUSE ROAD UNDERWOOD, WASHINGTON

6743
REGISTERED
ARCHITECT
MICHAEL SNYDER
STATE OF WASHINGTON