

RETURN ADDRESS:

**SETH & MICHELLE SJOSTROM**  
**15717 NE 12TH AVE**  
**VANCOUVER, WA 98684**

Re: **CCT 00100496WT**

DOCUMENT TITLE(S)

**LETTER AMENDMENT TO ADMINISTRATIVE DECISION NSA-99-31**

REFERENCE NUMBER(S) OF RELATED DOCUMENTS:

GRANTOR(S) *(Last, First and Middle Initial)*

1. **SKAMANIA COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**
- 2.
3. **Additional Grantors on page**

GRANTEE(S) *(Last, First and Middle Initial)*

1. **SJOSTROM, SETH**
2. **SJOSTROM, MICHELLE**
3. **Additional Grantors on page**

TRUSTEE:

- 1.

LEGAL DESCRIPTION: *(Abbreviated form: i.e. lot, block, plat or section, township, range quarter/quarter)*

**Lot(s) 3, of SP3-420**

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: **02-06-34-1-0-1603-00**

**☐ If this box is checked then the following applies:**

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

\_\_\_\_\_  
Signature of Requesting Party

Return Address: Seth and Michelle Sjostrom  
15717 NE 12<sup>th</sup> Ave.  
Vancouver, WA, 98684

**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-99-31**

**APPLICANT:** Seth and Michelle Sjostrom

**OWNER:** Stephanie and Dan Huntington

**FILE NO.:** Amendment to NSA-99-31

**REFERENCE NO.:** Administrative Decision for NSA-99-31 recorded in Auditor's file #147822, recorded on the 3rd day of March 2003.

**LEGAL:** Lot 3 of Skookum Short Plat, Recorded at Book 3, Page 420.

**PROJECT:** Single-family dwelling, driveway, and utilities.

**LOCATION:** 1.00 acre at Nesmith Road in Skamania County, Section 34 of Township 2N, Range 6E, W.M. and identified as Skamania County Tax Lot #02-06-34-1-0-1604-00.

**ZONING:** General Management Area, Residential (R-5) for area within the National Scenic Area.

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March 31, 2005

Dear Seth and Michelle Sjostrom,

The Planning Department issued a final Administrative Decision on February 11, 2003 for the above referenced application. Based on receipts of work submitted, the file has remained active, as there has been no break longer than one year in construction activities. On March 22, 2004 we received a letter and complete site plan from you requesting an amendment for the adjustment of the single-family dwelling. In addition you submitted color samples of a "Deep Evergreen" for the primary color with cedar trim. This amendment will require a change to Condition of Approval #2 of the Administrative Decision, which states:

- 2) 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.

Your request asks to amend the building size from 46' X 30' to 44' X 39' and to rotate the footprint to match the property lines. Additionally, on March 28, 2005, our department received a letter clarifying that the size of the structure will be 44' X 40'.

The Condition of Approval shall be amended to read:

- 2) 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. The modified building shall have a footprint no larger than 44' X 40'.

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 Administrative 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 does your Administrative Decision prior to the sign-off any Building Permits. If you have any questions, please give me a call at 509-427-9458.

Sincerely,



Patrick Johnson  
Associate Planner

#### APPEALS

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

This Administrative 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

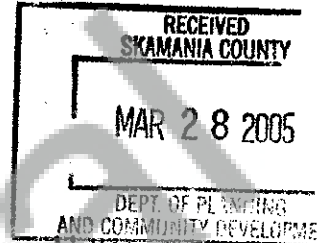
proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Director's Decision or any amendments thereto.

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

Unofficial  
Copy

Seth Sjostrom  
15717 NE 12<sup>th</sup> Way  
Vancouver, WA 98684  
360.260.1007  
wolfprint@hotmail.com

Patrick Johnson  
c/o Columbia Gorge Planning Commission  
Skamania County  
PO Box 790  
Stevenson, WA 98648



March 28, 2005

RE: Revision to Huntington/Sjostrom Skookum Short Plat Lot #3 approval letter

Dear Mr. Johnson and Committee:

The final plans for the house to be built on this location include a foot print of 44' x 40' as opposed to the previously stated 44' x 39'. Please use these new footprint dimensions in your review process.

All other plot features remain true to the original approved plan.

Thank you for your prompt and courteous review.

Sincerely,

Seth and Michele Sjostrom

Two handwritten signatures in cursive. The first signature is "Seth Sjostrom" and the second signature is "Michele Sjostrom".

Seth Sjostrom  
15717 NE 12<sup>th</sup> Way  
Vancouver, WA 98684  
360.260.1007  
wolfprint@hotmail.com

Patrick Johnson  
c/o Columbia Gorge Planning Commission  
Skamania County  
PO Box 790  
Stevenson, WA 98648

March 21, 2005

Dear Mr. Johnson and Committee:

We are writing to request an abbreviated review for the Skookum Plat# 3 Lot in Skamania based on earlier approved plans for the same location. As in the prior-approved plan, the revision is also for a 4 bed, 2-story home. In this letter, we will provide the details describing the subtle changes from the earlier approved plan to the current one, as well as supply additional supporting materials.

The changes from the original plan to the revised plan are as follows:

1. The footprint changes from 44' x 39' (new) versus 46' x 30' (old)
2. The direction of the footprint rotates to match the property lines of the bench (a slight angle from the Oregon viewpoints, alleviating large flat surfaces)

All other plot features remain true to the original approved plan.

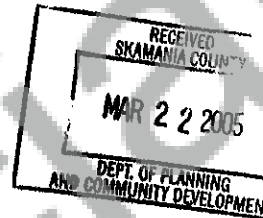
Attachments:

- Original Plan with revisions marked in red
- Clean version of New Plan
- Color Samples planned for exterior

Thank you for your prompt and courteous review.

Sincerely,

  
Seth and Michele Sjostrom



# Plot Map Revisions

BOOK 238 PAGE 279

March 2005

NSA 99-32

Stephanie Huntington SITE PLAN UPDATED 1/15/05

NOTE: There is no NW 1/4 on property

roadwork

① trees to remove for roadway

② also electric, phone ditched 3 feet under road bed

③ grading to road bed in 1st down on sides of road

key  
1" = 60'

Reduced 50'

20' roadway and turn around easement w/

house

foundation - grass removal + leveling  
main floor or foot print 30' x 46'

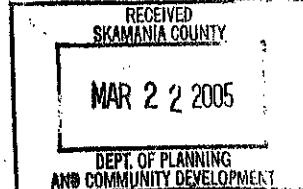
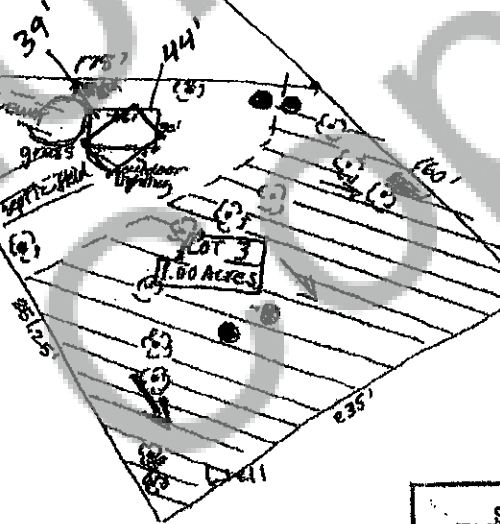
(Lot 1)

septic system - grass removal and lines buried as well as septic tank. Will not be moving more th. 100 cubic yards of dirt

trees to remove for roadway



(Lot 2)



Skookum Short Plat  
Book 3 Page 421  
tax lot 02063410160300  
tax lot 02063410160400  
tax lot 02063410160500

10 ft. spring line easement  
servicing LOT 10 +  
SKOOKUM SHOOT PLAT  
and adjacent lot to  
west with unknown  
water rights  
Note: easement is whole  
of Nesmith Rd

All trees below the bench remain  
All conifers remain  
"BARB-WIRE" FENCE (CONSTRUCTED IN 2001)  
upper + lower

'BARB-WIRE' FENCE  
(CONSTRUCTED  
IN 2001)

FENCE IS 1.4' NG  
OF I.R. SET

RECEIVED  
CHICAGO POLICE DEPARTMENT

MAR 2 3 35

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DOC # 2005157283  
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