

Return Address: Chris Spangler
978 242 Archer Mtn. Rd.
Skamania, WA 98648

Doc # 2006161499
Page 1 of 5
Date: 05/10/2006 01:57P
Filed by: CHRIS SPANGLER
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$36.00

**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-04-61-L1

APPLICANT/ CURRENT OWNER: Chris Spangler

ORIGINAL PROPERTY OWNER: Mariys Kelly c/o Janice Hardistry

FILE NO.: NSA-04-61

REFERENCE NO.: Administrative Decision for NSA-04-61 recorded Doc # 2006161498

PROJECT: A 2-story (main floor and daylight basement) single-family dwelling with a 2,600 sq. ft. footprint and an 800 sq. ft. daylight basement, a 1,600 sq. ft single story detached shop, driveway, and utilities.
(Now: A change in the location of the power line, well, septic drainfield, driveway access, and a change in the location of the detached shop with an increase in height to 22' 9" and size to 1,850 sq. ft.)

LOCATION: Off of Archer Mtn. Road; Section 32 of T2N, R6E, W.M., and identified as Skamania County Tax Lot #02-06-32-0-0-0100-00.

LEGAL DESCRIPTION: See attached Page 4.

ZONING: General Management Area -Small Woodland (F-3).

March 29, 2005

Dear Mr. Spangler:

The Planning Department issued a final Administrative Decision on February 11, 2005, for NSA-04-61. In materials received by our Department on March 15, 2005, (see attached page 5) you requested an amendment to the above-mentioned Administrative Decision. The amendment you have requested contains 4 items regarding utilities and the detached shop. The first request is to change the location of the power line to serve a new location for the well. The second request is to change the location of the septic drainfield due to topography. The third request is to change the location of the detached shop due to topography and increase the height and size. The approved height of 20' and size of 1,600 sq. ft. would be changed to a height of 22' 9" and size of 1,850 sq. ft. The fourth request is to change the location of access to the property off of Archer Mountain Road. This change (if deemed necessary by the applicant) would involve the first 30' of the driveway, accessing the property further east where the grade is not as steep.

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 the location of the power line, well, septic drainfield, driveway access, and a change in the location of the detached shop with an increase in height to 22' 9" and size to 1,850 sq. ft. This change also requires a change to condition of approval #9, regarding height.

Therefore condition of approval #9:

- 9) The proposed shop shall not exceed 20' from the top of the footer set at or below existing grade, or 18' from slab if slab on grade foundation is used.

Shall be amended to read:

- 9) The proposed shop shall not exceed 20' 23" from the top of the footer set at or below existing grade, or 18' 21" from slab if slab on grade foundation is used.

The site plan (see attached page 6) to this Letter Amendment shall replace the site plan attached to your original Administrative Decision of February 11, 2005, and shall be known as the final site plan. With the above-mentioned conditions of approval, the amendment is hereby approved.

All of the 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 a legal description 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:

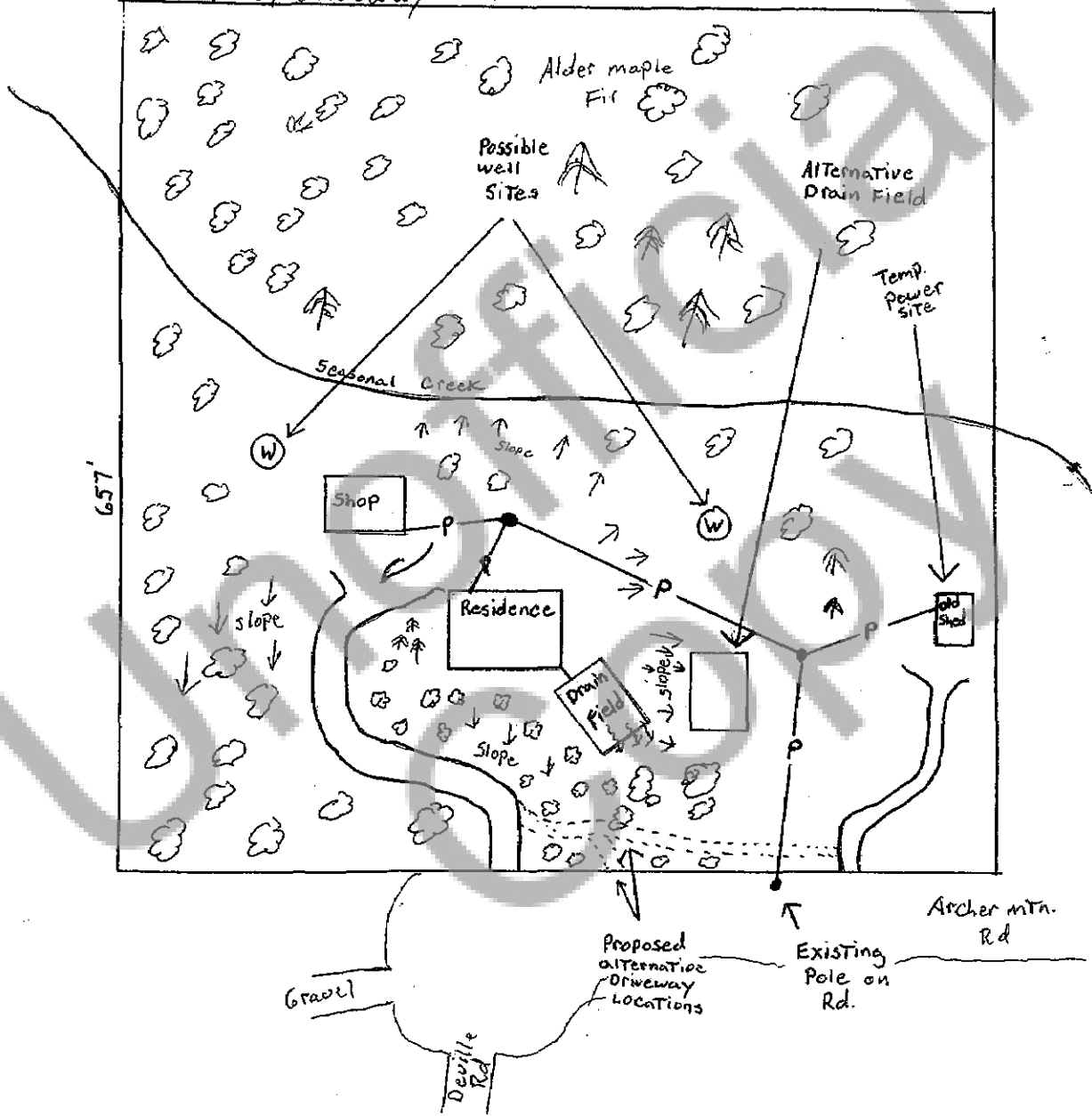
Skamania County Building Department
Skamania County Assessor's Office
Skamania County Health Department
Board of County Commissioners
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs Reservation
Nez Perce Tribe
Office of Archaeology and 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

Proposed

Revised site plan

House 2600 sq. FT. Footprint/800sq. FT Daylight Basement
Shop 1824 sq. FT
well/septic/Driveway 660'

Reduced 1/8"
Scale 1" = approx 100'



Doc # 2004153969
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Date: 08/04/2004 04:44P
Filed by: WOODRICH & ARCHER
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fees \$22.00

REAL ESTATE EXCISE TAX

After recording return to:
Woodrich & Archer LLP
PO Box 510
Stevenson, WA 98648

24122
AUG 5 2004
PAID *exempt*
McKee Clifford Dond
SKAMANIA COUNTY TREASURER

DEED OF PERSONAL REPRESENTATIVE

THE GRANTOR, Marlys Kelley, as Personal Representative of the Estate of Roger Charles Kelley, Deceased, in consideration of settlement of estate, conveys to Marlys Kelley, A Widowed Woman, the following described real estate situated in Skamania County, Washington:

The Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 29, Township 2 North, Range 6 East of the Willamette Meridian. ALSO INCLUDING that portion of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 32, Township 2 North, Range 6 East of the Willamette Meridian. North of an existing road through the northerly portion of said Northeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 32.

ALSO SUBJECT TO an easement for road and utility purposes.

Tax Parcel No. 02-06-32-0-0-0100-00

Gary H. Martin, Skamania County Assessor
Date 8-4-04 Parcel # 2-6-32-100
of 1

Roger Charles Kelley died testate on October 15, 1999, and Marlys Kelley is the duly qualified and acting Personal Representative of the estate under Skamania County Superior Court Probate Cause No. 03-4-00015-8. This deed is given by way of distribution from the estate and is

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