

Return Address: J. Christina Brittain &
Lawrence W. Quinn
812 Canyon Creek Road
Washougal, WA 98671

Doc # 2006162648
Page 1 of 8
Date: 08/16/2006 11:32A
Filed by: LAWRENCE W QUINN
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$39.00

**Skamania County
Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-3900 FAX 509 427-3907

Letter Amendment to Administrative Decision NSA-04-67-L1

APPLICANT: J. Christina Brittain & Lawrence W. Quinn

PROPERTY OWNER: Lawrence W. Quinn

FILE NO.: NSA-04-67-L1

LEGAL: See attached Page 7.

REFERENCE NO.: Administrative Decision recorded 8/16/06, Auditor's File number 2006162647, at the Skamania County Auditor's Office.

PROJECT: Home additions, landscaping, a fence, gates, gazebo, spa, and a home occupation and cottage industry activities, including a 2-room bed & breakfast, education and counseling, and plant propagation for wholesale purposes.

LOCATION: 812 Canyon Creek Road; Section 3 of T1N, Range 5E, W.M. and identified as Skamania County Tax Lot # 01-05-03-0-0-0900-00.

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

January 9, 2006

Dear Ms. Brittain and Mr. Quinn,

The Planning Department issued an Administrative Decision on February 28, 2005 for the above referenced application. On December 28, 2005 we received a letter from you requesting an amendment to alter the site plan to change the location of the Gazebo and size of the Gazebo from 10'x12' to 16' x 24', all other specifications will remain the same.

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 as stated above.

The revised site plans (see attached pages 5-6) to this Letter Amendment shall replace the site plans attached to your original Administrative Decision of February 28, 2005. **The amendment is hereby approved.**

All of the original conditions in the Administrative Decision are still valid and shall be complied with. As a reminder, **this letter amendment, along with the original Administrative Decision will need to be recorded at the County Auditor's office.** If you have any questions, please give me a call at 509-427-3900.

Sincerely,



Nicole Hollatz
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

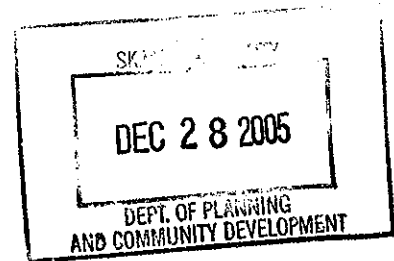
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20-day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Director's Decision or any amendments thereto.

Cc: Skamania County Building Division
Skamania County Assessor's Office
Skamania County Health Dept.
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
Department of Archaeology and Historic Preservation
CTED - Dee Caputo

Attached: Letter request for Amendment
Amended site plans
Legal Description
Vicinity Map

Unofficial
Copy



Date: December 28, 2005
To: Skamania County Department of Planning
From: Lawrence W. Quinn
J. Christina Brittain
Re: National Scenic Area Land Use Application Revision
File No. NSA-04-67

Scope of Revision:

Project 3 as originally approved was for the following:


- Building additions to garden area immediately surrounding residence
3-a. Gazebo - 10'x12'. Sunwood construction, sealed with cedar-colored weatherproofing stain to match existing house. Roof area finished with Architectural 80 composition shingles in natural brown color (See Landscape Plan and attached drawing)

Project 3 revision requested:

- Gazebo size change to 16' x 24' - all other specifications same as before



L. W. Quinn

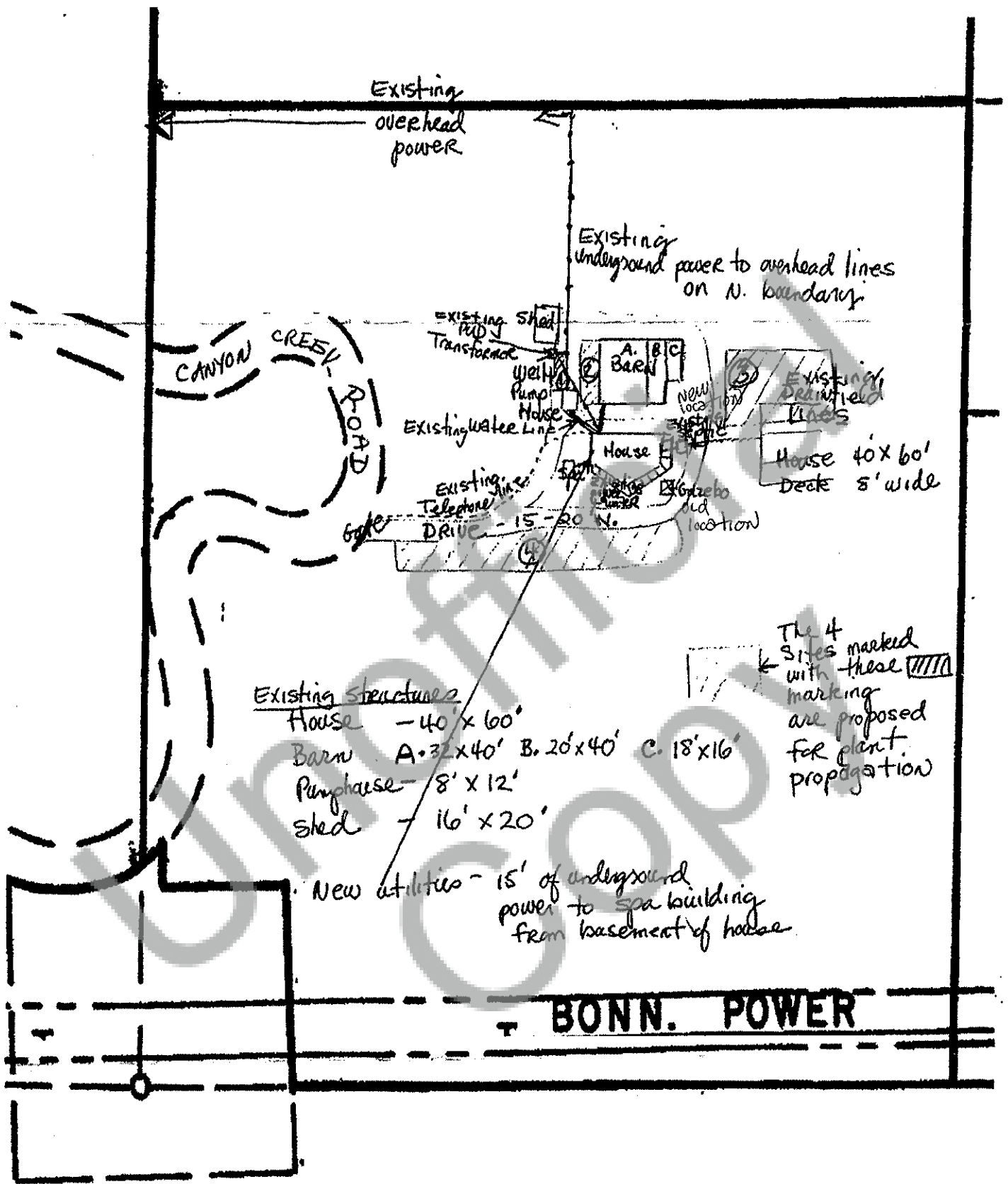


J. Christina Brittain

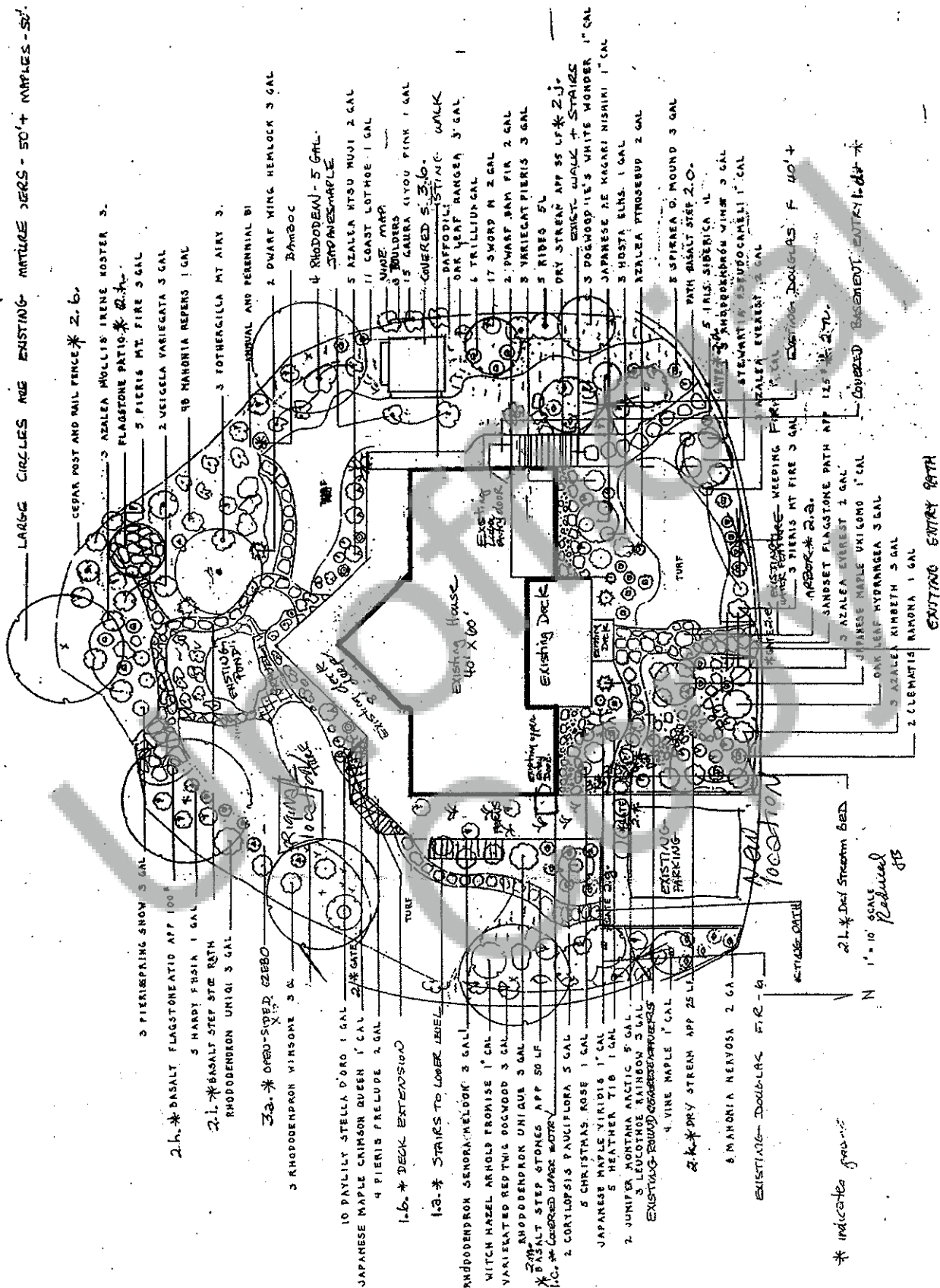
NSA-04-67-4

received 12-28-05
receipt # 003960

DOC # 2006162648
Page 4 of 8



LARGE CIRCLES ARE EXISTING MATURE TREES - 50' + MAPLES - 50'



Real Estate:

Real property located in the County of Skamania, State of Washington, and more particularly described as follows:

The Southwest quarter of the Southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 3, Township 1 North, Range 5 East of the Willamette Meridian.

EXCEPT County Roads.

EXCEPT ALSO that part of SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as beginning at a point which is N. 7°31'10" E., 281.77 feet from the south one quarter corner of Section 3. This corner is evidenced by a 1" Iron Pipe with Brass Cap. Thence N.87°39'50" E., 200.0 feet; thence S.2°20'10" S., 282.0 feet; thence S.88°40'40" W., 248.3 feet to the south one quarter corner of Section 3, thence north on the west line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, to the southerly right-of-way line of Washington State Highway Route Number 140; thence northeasterly along the southerly right-of-way of said highway to a point that is N.2°20'10" W., 80 feet more or less from the point of beginning; thence S.2°20'10" E., 80 feet more or less to the point of beginning. Said land contains 1.59 acres more or less.

COLUMBIA RIVER GORGE NATIONAL SCENIC AREA


SEPTEMBER 1986

NSA-001

Vicinity Map

NSA-04-67

REA
Y

 SPECIAL
MANAGEMENT AREA
SMA-002, SHEET 3

☐ GENERAL
MANAGEMENT AREA

 URBAN AREA

PRODUCED JANUARY 1987 BY PACIFIC NORTHWEST REGION, USDA FOREST SERVICE

IE INFORMATION ON THESE MAPS WAS TAKEN FROM THE OFFICIAL MAPS REFERRED TO IN SECTION 4 OF P.L. 99-663 AND LOCATED IN THE CHIEF'S OFFICE; USDA - FOREST SERVICE; WASHINGTON D.C.

ASH.) 12' 30" '82

