

WHEN RECORDED RETURN TO:

PHILLIP GINTER

PO BOX 1364

STEVENSON, WA 98648

DOCUMENT TITLE(S)

BLA LOT CONSOLIDATION (BLA 2011-02)

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page _____ of document.

GRANTOR(S):

PHILLIP GINTER

☐ Additional names on page _____ of document.

GRANTEE(S):

PHILLIP GINTER

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

LOTS 1, 2, 3, OF BLOCK 3 UPPER CASCADES ADDITION

☒ Complete legal on page 3 of document.

TAX PARCEL NUMBER(S):

03 07 36 340 700 000

☐ Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.



City of Stevenson
Official Approval

Ginter Consolidation
Boundary Line Adjustment/Lot Consolidation (BLA2011-02)
5-26-2011

On May 17th, 2011, the City of Stevenson Planning Department received a proposal from Mr. and Mrs. Ginter regarding the adjustment of the boundary line separating two-plus lots within Tax Parcel 03-07-36-3-4-0700, owned by the Ginters. The proposal, as depicted on the attached plot plan, would consolidate the lots by eliminating the boundary lines between the underlying legal lots.

FINDINGS

After reviewing this proposal for compliance with SMC 16.37 and as authorized by SMC 17.38.015, the City of Stevenson Planning Department makes the following Findings-of-Fact:

This Boundary Line Adjustment/Lot Consolidation:

1. Will not result in the creation of any additional lot, tract, parcel, site, or division;
2. Will not create any lot, tract, parcel, site or division which contains insufficient area and dimensions to meet the requirements of City zoning regulations and applicable conditions, covenants and restrictions pertaining to the property;
3. Will not adversely affect access, utilities, easements, drainfields or public safety;
4. Will not create nor increase nonconforming aspects of any existing building or structure with regard to any applicable setbacks or lot coverage standards;
5. Will not increase the nonconforming aspects of any existing nonconforming lot;
6. Will not violate either restrictive covenants contained on the face of a final plat or conditions of preliminary plat approval;
7. Will not create an unreasonably hazardous approach to or from the property for access or egress purposes, nor unacceptably increase the number of lots accessing to or from an arterial, collector, or private street within the City;
8. Will not be contrary to the purpose of RCW 58.17 and SMC 16- Subdivisions;
9. This Boundary Line Adjustment and its effects lie wholly outside any critical area or buffer.

DECISION

Based on these Findings, the Planning Department APPROVES this Boundary Line Adjustment (BLA2011-02), and any future division or separation of these lots will be subject to the procedures of RCW 58.17 and SMC 16- Subdivisions, or such other laws governing land division as they may be constituted in the future.

This decision does not become effective until the applicants record with the Skamania County Auditor this Official Approval and the plot plan signed by the Planning Director. The applicant shall then return one electronic and one hard copy of the recorded documents to the City of Stevenson. This decision by the Planning Department may be appealed by following the procedures of SMC 16.40- Grievance and Appeal.

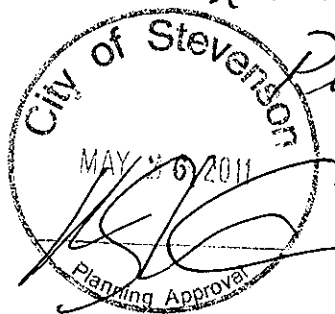
Approved by:


 Ben Shumaker
 Planning Director, City of Stevenson

Lots 1, 2 and 3 of Block 3 of the UPPER CASCADES ADDITION to the Town of Stevenson, according to the recorded plat thereof recorded in Book 'A' of Plats, Page 69, in the county of Skamania, State of Washington.

Together with that portion of the Vacated Avary Street lying North of and Adjacent to Lots 1, 2 and 3 above being 25 feet wide.

THESE LOTS TO BE REVOCARLY FOUND AS ONE LEGAL
PARCEL OF RECORD.



Phil Fink 5/26/11

Skamania County Assessor
Date 5-31-11 Parcel# 3-7-36-3-4-700
AW

Unofficial Copy

