

Return Address: Mac Even, Even Better Homes
P.O. Box 2021
Gresham, OR 97030

Skamania County
Community Development Department
Building/Fire Marshal • Environmental Health • Planning
Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
Phone: 509-427-3900 Inspections: 509-427-3922 Fax: 866-266-1534

Letter Amendment to Administrative Decision NSA-10-28-L1

APPLICANT: Mac Even, Even Better Homes

OWNER: Brian and MaryAnn Remsburg

FILE NO.: Amendment to NSA-10-28

REFERENCE NO.: Administrative Decision for NSA-10-28, recorded as Auditor's File #
201178649, recorded on the 18 day of July, 2011.

PROJECT: Application to construct a new single-family dwelling with attached garage, driveway, on-site septic, and associated utilities. **This Letter Amendment proposes to flip the floor plan from garage right to garage left, to shift the house location, and to move the location of the on-site septic system.**

LOCATION: Short Street, Skamania; Section 35 of T2N, R6E, W.M. and is identified as Skamania County Tax Lot Number 02-06-35-2-3-1701-00.

LEGAL: Lot 7, Blk 2 Woodard Marina Estates, recorded on October 3, 1962 in Auditors records Book A, Page 114-115.

ZONING: General Management Area – Residential (R-1).

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June 21, 2011

Dear Mr. Even,

The Community Development Department issued a final Administrative Decision on January 27, 2011 for the above referenced application. On June 6, 2011 we received a National Scenic Area Letter Amendment Application from you requesting an amendment in order to flip the house design from garage right to garage left, to shift the house location including the driveway, and to move the on-site septic system location to the east side of the driveway as shown on the new site plan (see attached).

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 requests constitute a minor change; therefore, the original decision shall be amended as stated above.

The revised site plan and elevation drawings (see attached pages 5-6) to this Letter Amendment shall replace the ones attached to the Administrative Decision. The amendment is hereby approved.

All of the original conditions in the Administrative Decision and **this letter amendment must be recorded at the County Auditor's office prior to the issuance of a Building Permit for the single-family dwelling.** If you have any questions, please give me a call at 509-427-3900.

Sincerely,


Jessica Davenport
Planning Manager
Planning Division

cc: Skamania County Building Division
Persons w/in 500 feet
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs - (sent electronically)
Nez Perce Tribe
Columbia River Gorge Commission - (sent electronically)
U.S. Forest Service - NSA Office - (sent electronically)
Board of County Commissioners - (sent electronically)
Friends of the Columbia Gorge
Department of Archaeology and Historic Preservation
Washington Department of Commerce - (sent electronically)

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Attached: Letter Amendment Application
Amended Site Plan and Elevation Drawing
Original Site Plan and Elevation Drawing
Vicinity Map

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 form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Hearing Examiner, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms and mailing lists are available at the Community Development Department and must be accompanied by a \$1,300.00 nonrefundable-filing fee and a Certificate of Mailing.

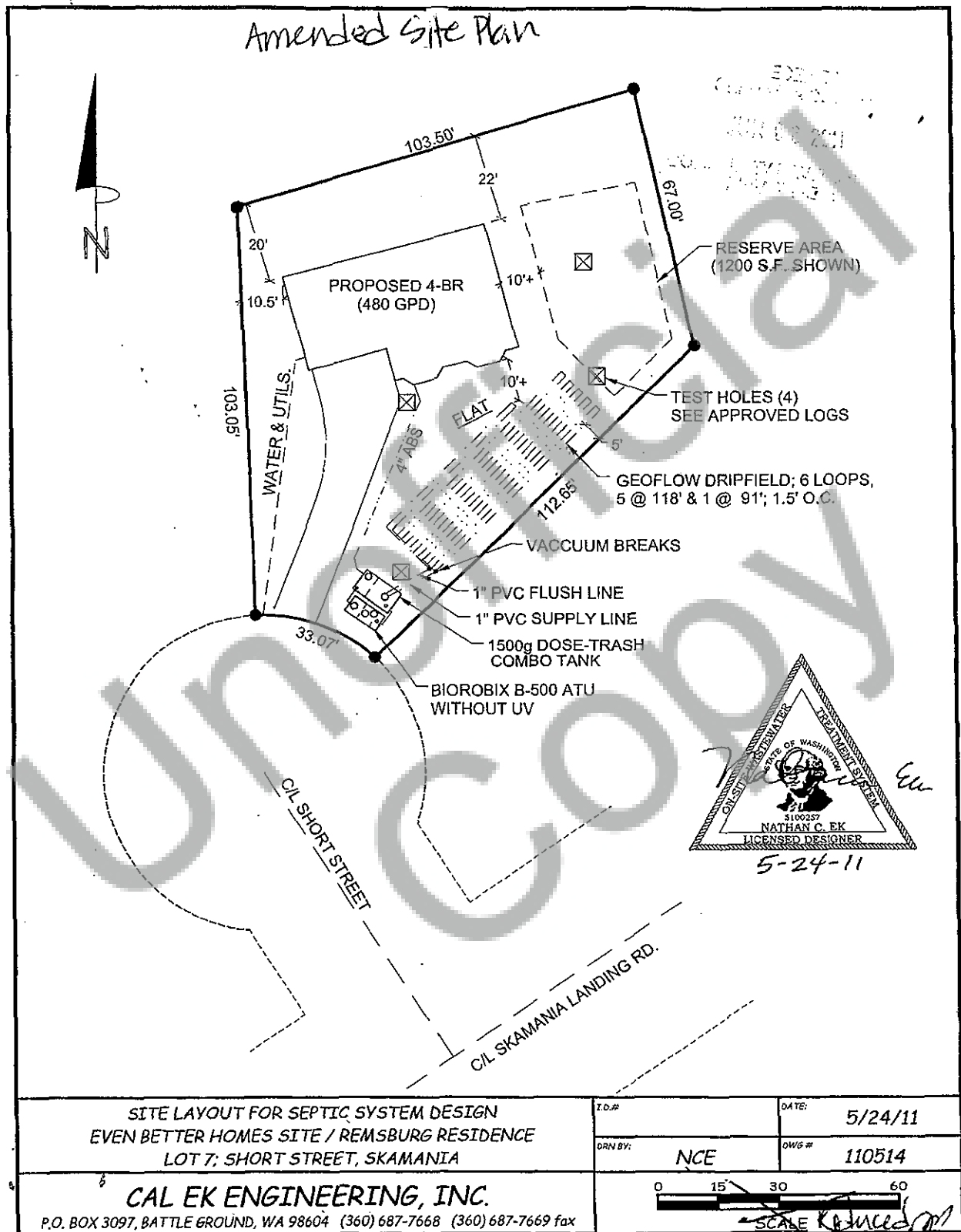
The final determination of the Environmental Threshold Determination related to this underlying government action can be appealed to a court of competent jurisdiction, along with the underlying government action, only by the parties with standing to the Environmental Threshold Determination. If the underlying government action was exempt from SEPA review, this section does not apply.

NATIONAL SCENIC AREA LETTER AMENDMENT

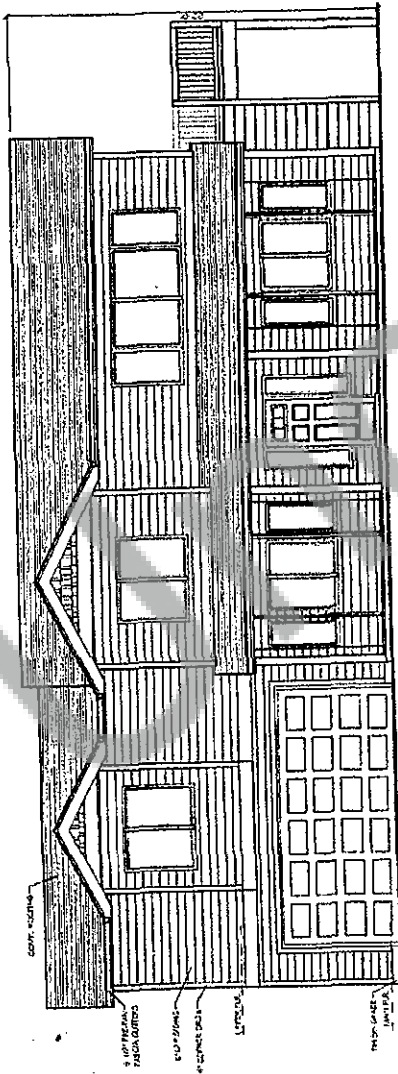
(Please complete application in ink)

Applicant: Mac Even / Even Better Homes E-mail: Mac @ Even Better Homes . Com
 Address: P O Box 2021 Home: (503) 663 - 5379
Gresham OR 97030 Work: (503) 348 - 5602
 Property Owner: Brian + Mary Ann Rensburg E-mail:
 Address: Home: ()
 Work: ()
 Site Address: 22 Short Road
 Tax Lot/Parcel # Lot 7
 Location of Property: Short Street, Skamania; Section 35 of T2N, R6E, W1M.
Tax Lot # 02-06-35-2-3-1701-00
 Minor Modification Project Description (Attach additional sheets if necessary):
I would like to request a site plan modification
for this proposed house. We need to move the house
slightly and change the location of the garage.
Basically flip the plan from garage right to
garage left.
 Attached Plans (if applicable): ☒ Modified Site Plan ☒ Modified Elevation ☐ Other
 Applicant signature(s): [Signature] Date: 5/25/11
 Owner signature(s): Date:
 Signature of the property owner(s) authorizes the Community Development Department and other Agency personnel reasonable access to the site in order to evaluate the application.

FOR DEPARTMENT USE ONLY	
Legal description attached: Yes / No	
Date received <u>6/6/11</u>	Date complete <u>6/16/11</u>
Receipt # <u>607799</u>	File # <u>NSA-10-28-021</u>

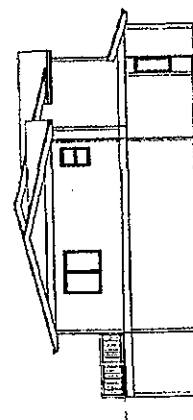


Amended Elevation



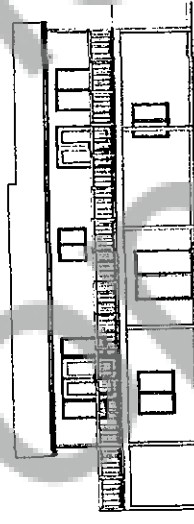
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



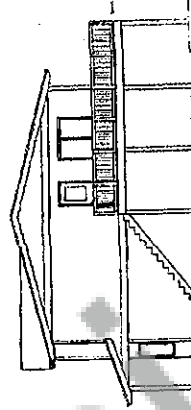
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

Reduced

TROXEL'S HOME DESIGN	
SCALE: NOTED	1017 N. 54th St. #202 Tulsa, OK 74105
DATE: 9-5-10	11655 POKY
TOTAL: 2,197 SQ. FT.	
MAN: 993 SQ. FT.	FOOTING: 1,204 SQ. FT.
SHEET: 1	
#2902	

STP FF REVISED SITE PLAN

RECEIVED
SKAMANIA COUNTY

(KRC)

Original Approved Site Plan

SITE PLAN:

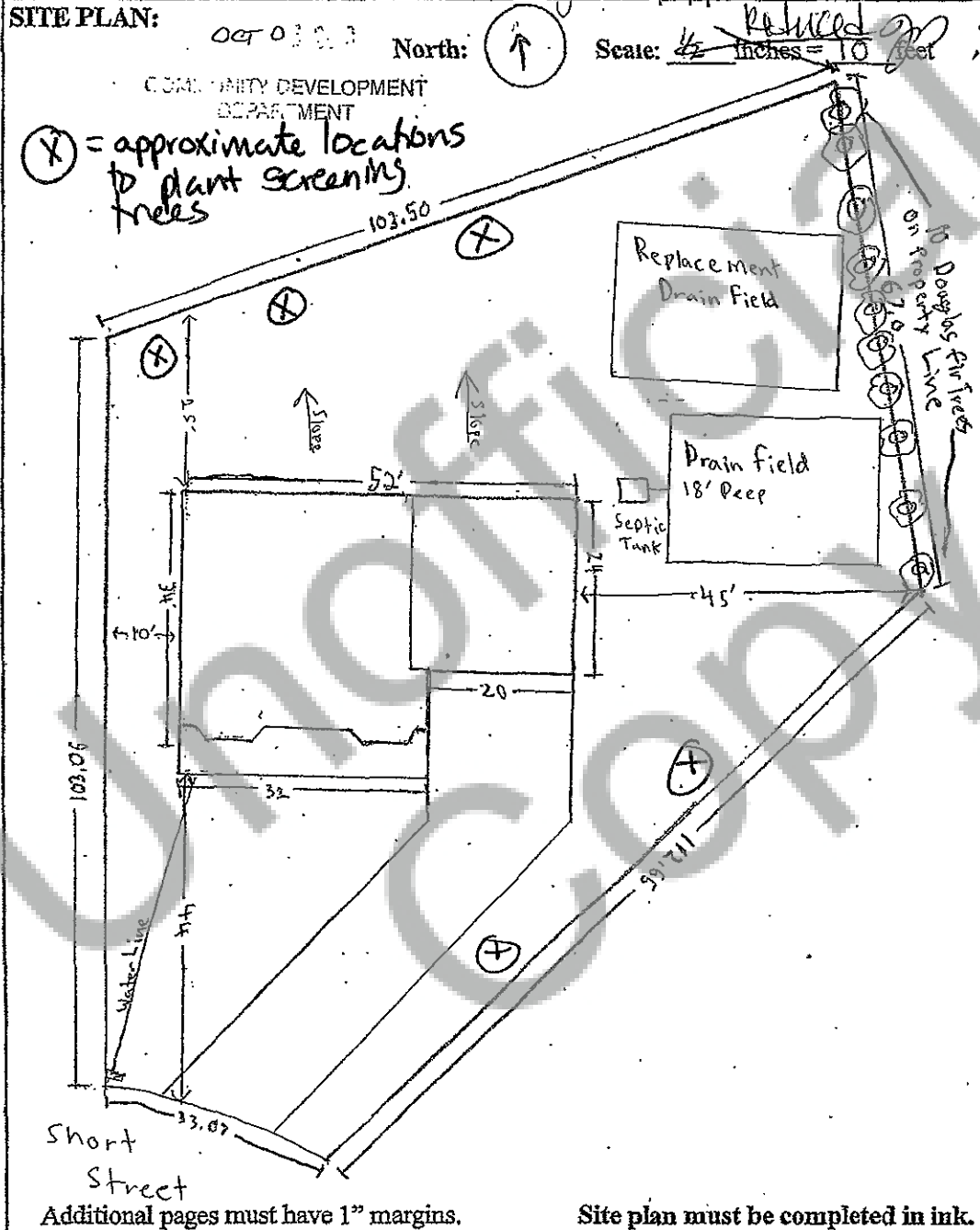
OCT 03 2010

North: ↑

Scale: ~~1/4~~ inches = 10 feet

COMMUNITY DEVELOPMENT
DEPARTMENT

(X) = approximate locations
to plant screening
trees



Additional pages must have 1" margins.

Site plan must be completed in ink.

NOTICE: This is a proposed site plan, it may be revised as required to be in compliance with any appropriate Skamania County Code(s).

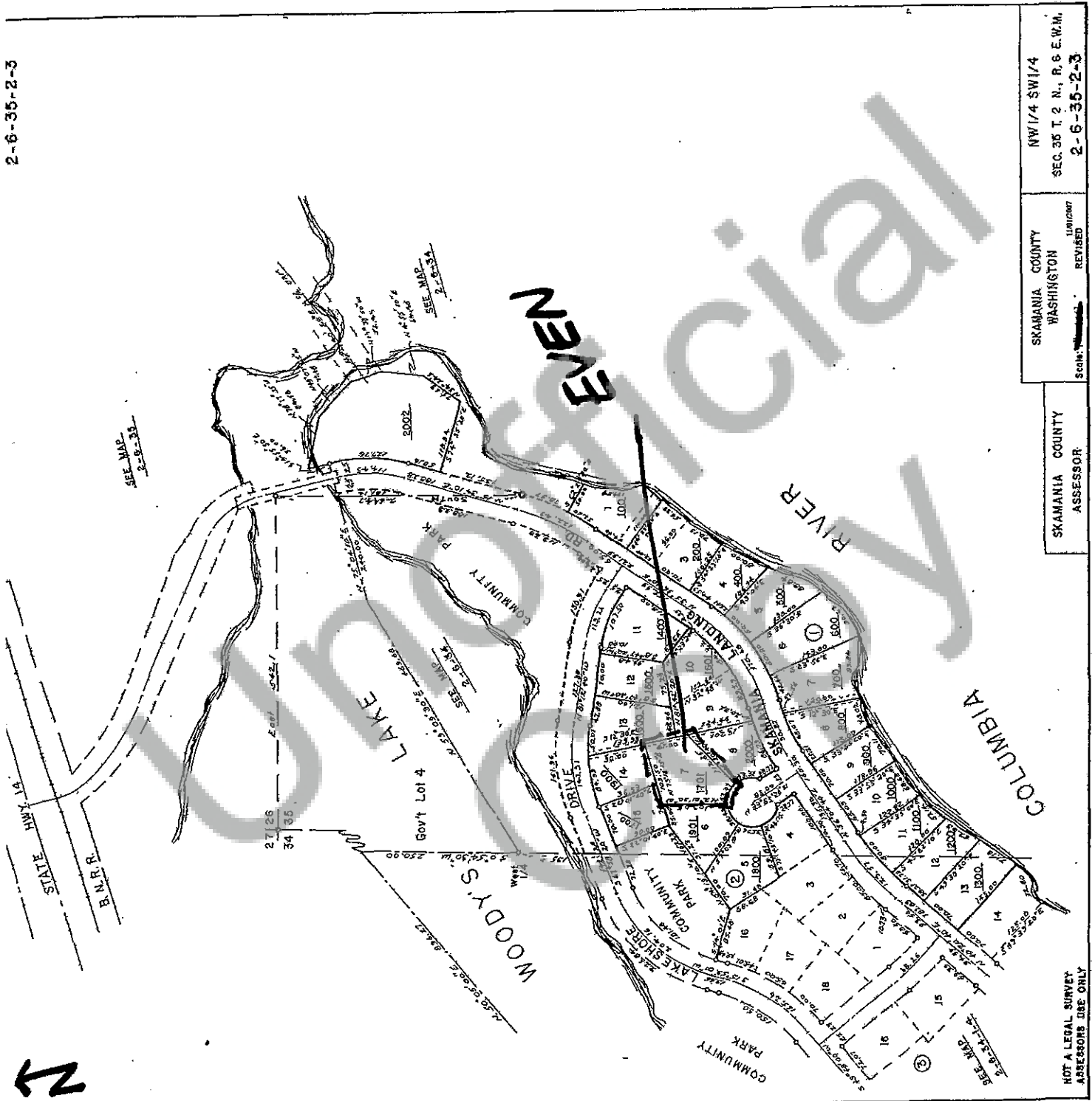
5 - Site Evaluation Application

Skamania County Community Development Department • 170 NW Vancouver Avenue, PO Box 790 Stevenson, WA 98648
Phone: 509-427-3900 • Fax: 866-266-1534 • Website: www.skamaniacounty.org

Last Update: 7/13/2010

TROXEL'S HOME DESIGN		06/25/2010 To	
05/SCALE: NOTED		NICE POLICY	
DATE 9-6-10		1273 1/2 W 100th AVE GRANDVIEW, MO 64150 1-201-555-5254	
MAN: 993 50 FT		TOTAL: 2437 50 FT	
UPPER: 1504 50 FT		CHECK: 1	
<small>THIS ORDER IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AGREEMENT AND SPECIFICATIONS OF THE MANUFACTURER. THE MANUFACTURER'S WARRANTY DOES NOT COVER THE WORKMANSHIP OF THE INSTALLER.</small>		PLAN NUMBER: 4-10624	

2-6-35-2-3



NOT A LEGAL SURVEY
ASSESSORS USE ONLY