



## ***City of Stevenson*** **Official Decision**

**Sward**

### **Boundary Line Adjustment/Lot Line Elimination (BLA2018-05) 7-24-2018**

On July 23<sup>rd</sup>, 2018, the City of Stevenson Planning Department received a proposal from Sandra & Carl Sward regarding the elimination of the lot lines within Tax Parcel 03-07-36-3-4-2800. The proposal, as depicted on the attached plot plan, would consolidate the 3 lots into one 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;

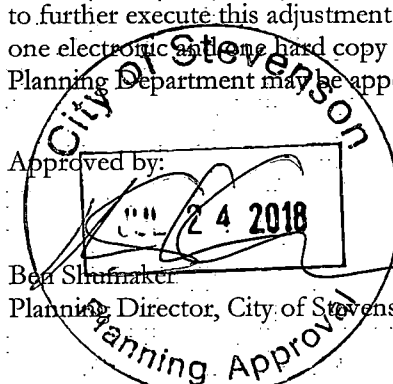
#### **DECISION**

Based on these Findings, the Planning Department APPROVES this Boundary Line Adjustment (BLA2018-05), 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 Decision, the plot plan, and the legal description approved by the Planning Director. Any deed used to further execute this adjustment shall utilize the approved legal description. 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





**Sward Boundary Line Adjustment/Lot Line Elimination – Legal Description**

NEW LEGAL DESCRIPTION

FOR COMBINED TAX PARCEL 03-07-36-3-4-2800-00

Lots 7, 8 & 9, Block 2 ROSELAWN ADDITION to the Town of Stevenson, according to the plat thereof recorded in Book A of Plats, Page 44, in the County of Skamania, State of Washington, hereinafter irrevocably bound as one legal parcel of record.

**This boundary line adjustment is exempt  
from City and State platting regulations as  
provided by RCW 58.17.040(6).**

  
Stevenson Planning Administrator

OLD LEGAL DESCRIPTION

FOR UNCOMBINED TAX PARCEL 03-07-36-3-4-2800-00

Lots 7, 8, and 9, Block 2 ROSELAWN ADDITION to the Town of Stevenson, according to the plat thereof recorded in Book A of Plats, Page 44, in the County of Skamania, State of Washington.