

**Columbia River Gorge Commission**

#1 Town & Country Square • PO Box 730 • White Salmon WA 98672 • 509-733-3826

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**Land Use Application**

MAY 12 2011

Applicant(s) Sande + Bryan Irwin Property Owner(s) COLUMBIA RIVER GORGE COMM.

Mailing Address Mailing Address SAME

2600 SE BELLA VISTA RD  
VANCOUVER, WA 98683

Phone H No land line Phone H No land line

W/cell Sande W/cell Bryan  
503-915-9521 503-819-8185

**Location of property:**

Township 3N Range 11E Street Address 15 Locke Rd

Section & Qtr Section E 1/4 OF NE 1/4 OF  
SECT 34 SE 1/4 OF NW 1/4 County Klickitat

Tax Lot No(s). Lot #4 Parcel Size (acres) 5 acres

Existing development and use of parcel  
Residential - single manufactured dwelling

Proposed use and/or development:  
Residential - new construction to replace  
manufactured dwelling

Use of Adjacent Parcels  
Residential and U.S. Forest Service

Signature of the property owner(s) indicates that the property owner(s) is/are aware that an application is being made on the subject property. **Signature of the property owner(s) also authorizes the Gorge Commission or the Commission's designee(s) reasonable access to the site in order to evaluate the application.**

Applicant(s) signature S. Irwin date 5/2/11

J. Irwin date 5/2/11

Property owner(s) signature S. Irwin date 5/2/11

J. Irwin date 5/2/11

**Application checklist:** The following is required to complete your application.

- Application form completed and signed
- Project description
- Site plan
- Elevation drawings
- Key viewing areas checklist
- Names and addresses of adjacent property owners
- Any additional information as required

**Project description:** Describe your proposed project including details on all uses proposed; the size, height, color, and construction materials of all structures; and any other details which explain how your proposal meets the requirements of the Scenic Area Land Use Ordinance.

- Use existing underground power lines, septic, and Seven Dwarfs homeowners association existing well
- Replace current manufactured home with new constructed dwelling, approx 1,500 sq ft
- Single story with daylight basement
- Max height of structure is 26'
- Horizontal appearance in oak/pine woodland
- Structure will be placed on current dwelling site at edge of an existing small clearing with "front" of house at significant angle away from key viewing area, on 1/3 of property furthest from KVA
- Roofline of structure will be below uphill skyline and only slightly above downslope tree canopy
- Deep eaves above main floor and overhanging deck both significantly shade windows
- Color: Dark earth tone (Handbook 13 A or B - brown)  
Fascia, trim, siding, windows (16A - black)
- Board plank siding, dark metal roof with asphalt coating
- Clear thermal pane glass:  
Windows on NE and SW ends of house are screened heavily by trees  
Windows on NW broadside of house face into uphill embankment, not visible from any angle  
Windows on SE broadside of house ("front") are partially screened by forest canopy at downslope edge of clearing, by overhanging structural eaves, and by overhanging deck

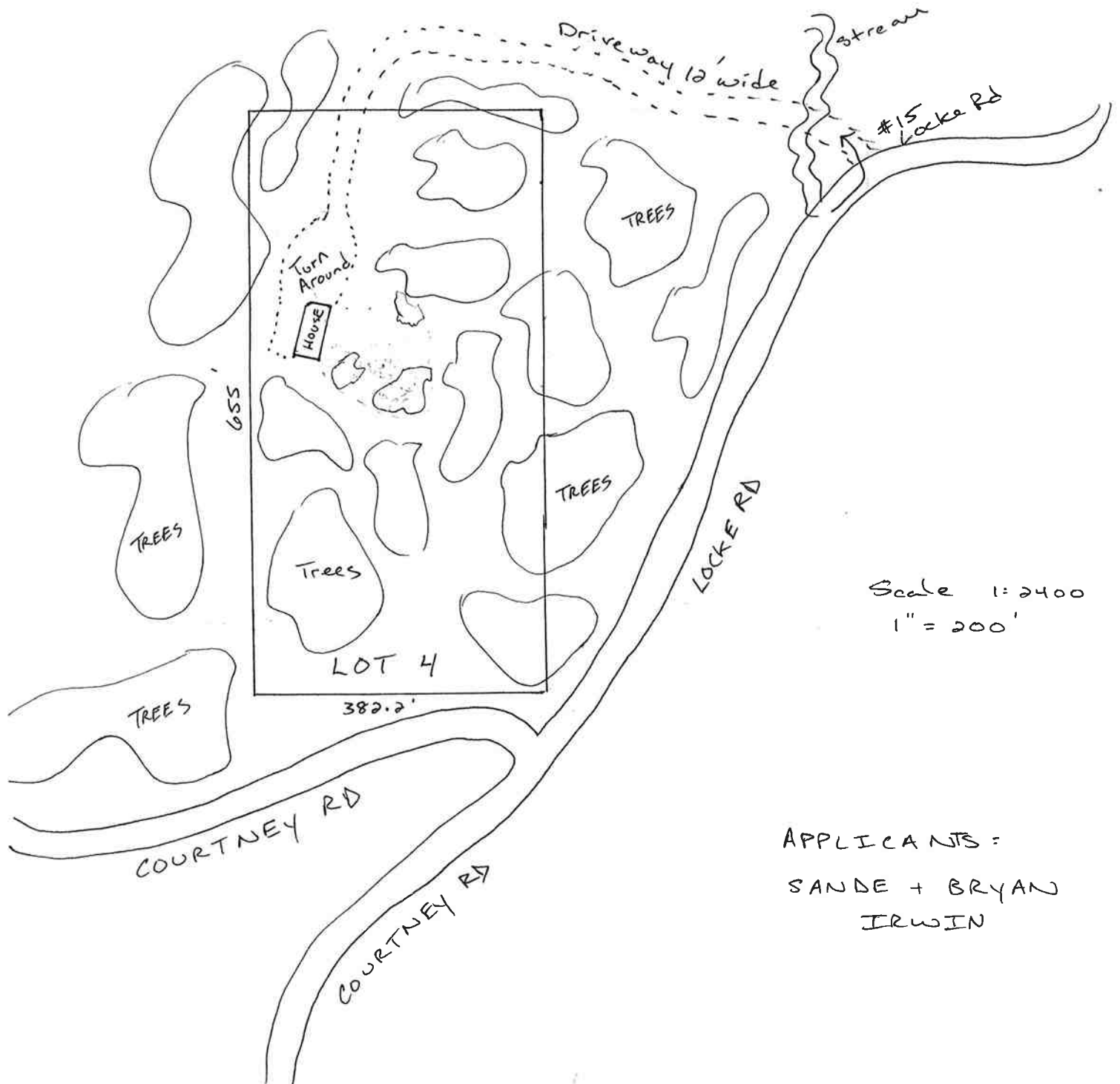
Site Plan 1

C11-0008 (Irwin)

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Scale 1:2400  
1" = 200'

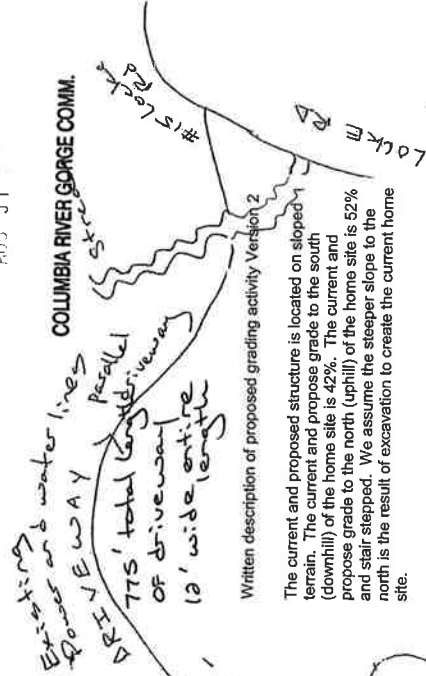
APPLICANTS:  
SANDE + BRYAN  
IRWIN

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Applicants: Sande + Brian Irwin

Flora to be removed



Written description of proposed grading activity Version 2

The current and proposed structure is located on sloped terrain. The current and propose grade to the south (downhill) of the home site is 42%. The current and propose grade to the north (uphill) of the home site is 52% and stair stepped. We assume the steeper slope to the north is the result of excavation to create the current home site.

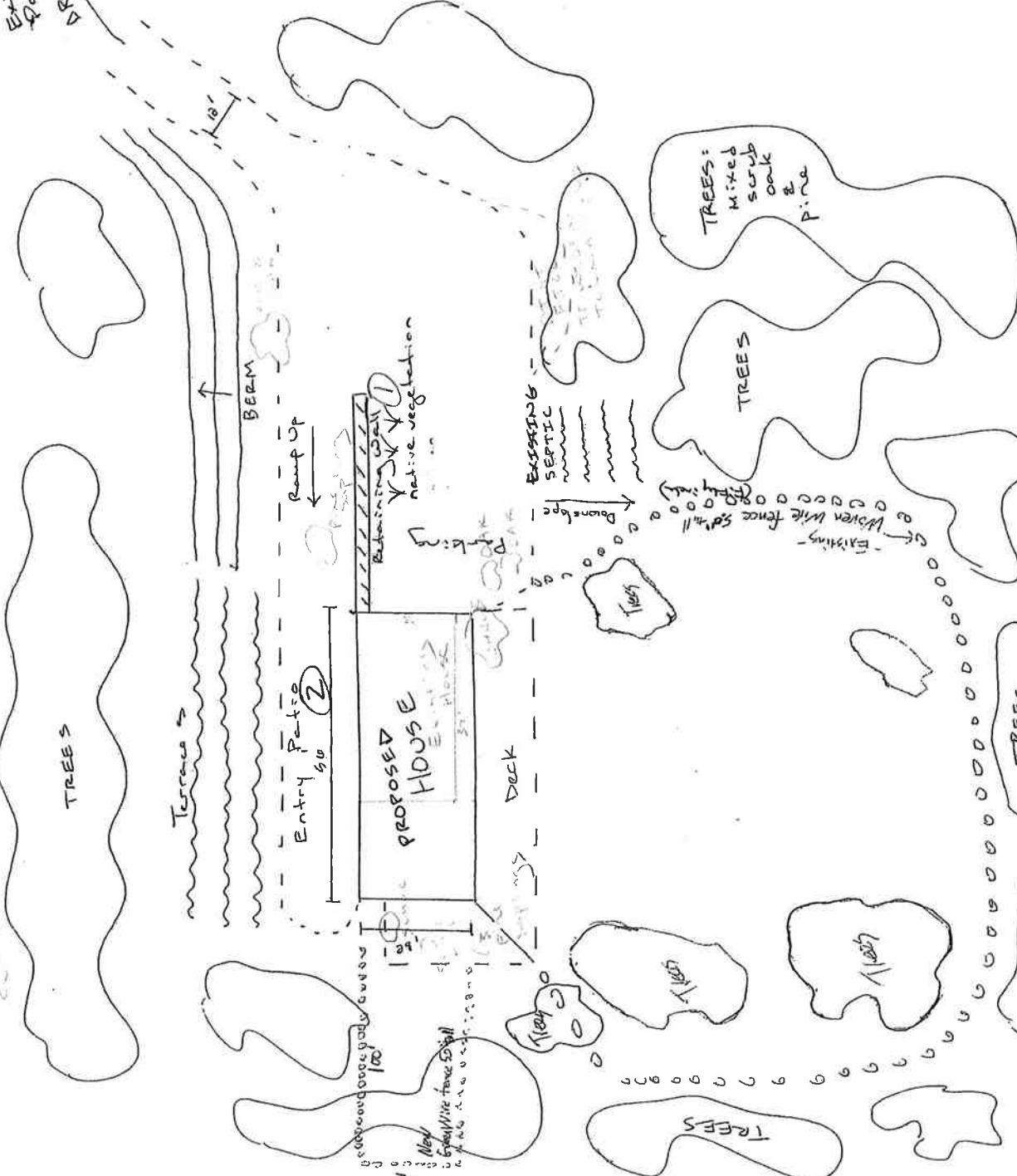
The proposed dwelling will be located at the exact location of the current dwelling and be almost the exact same footprint. The difference in footprint is noted on the drawing. In order to increase living space while minimizing the visibility and height of the structure we are proposing adding a daylight basement and filling in the area uphill (north) of the home site to both create some flat terrain between the house and the slope behind, as well as reduce the height of the existing cut to bring the grade more in line with the natural grade of the slope before the current home was placed. The soil for this fill will come from cutting the area to the north of the current parking area.

We need to increase the size of the parking area to allow emergency vehicles to turn around in the drive. Given the 775-foot length of the driveway, it is important that larger vehicles are able to turn around. This grading activity is removing 120 cu.yrds of soil from the uphill side of the home site (1) measuring 70'x14' to the area north of the parking area (2). This will result in the slope uphill of the home location. If this cut were vertical, the height of the cut would be 6.5'. However, it will be sloped to match the surrounding grade.

To separate the flat parking area from the slope to the north we will add a tapered retaining wall measuring 8 ft tall where it meets the house and tapering gradually to zero over its 40-foot length. Half of this wall will be less than 4 feet tall and will be screened by native vegetation. The entire wall will be stained dark brown to blend with surroundings. Concrete

We have owned this home since 2002 and have not had any issues with erosion. Since we are not changing the grade to the area around the house we do not expect any erosion concerns. The new construction will include drainage along the north side of the home to protect the basement from ground water. This will drain into the area south of the home

-misc. Shrubs or Vines



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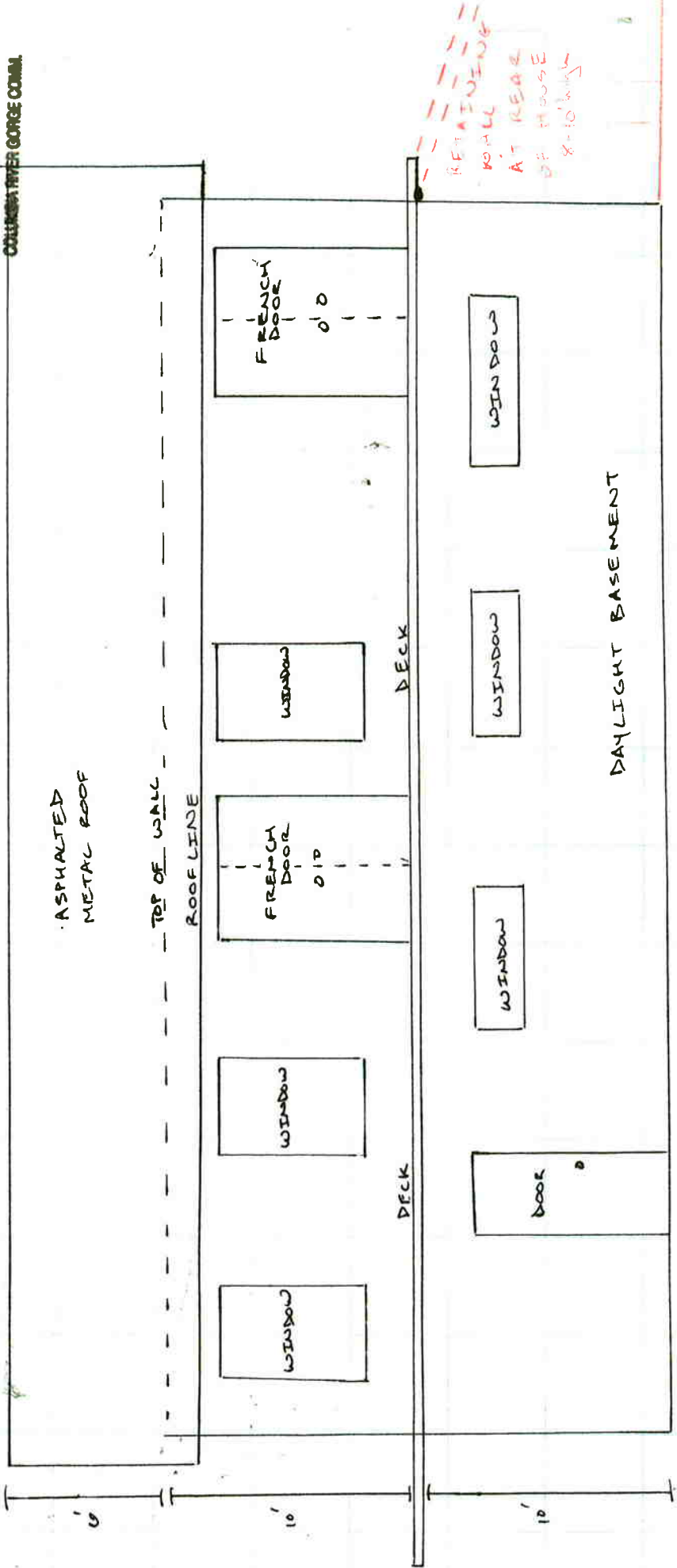
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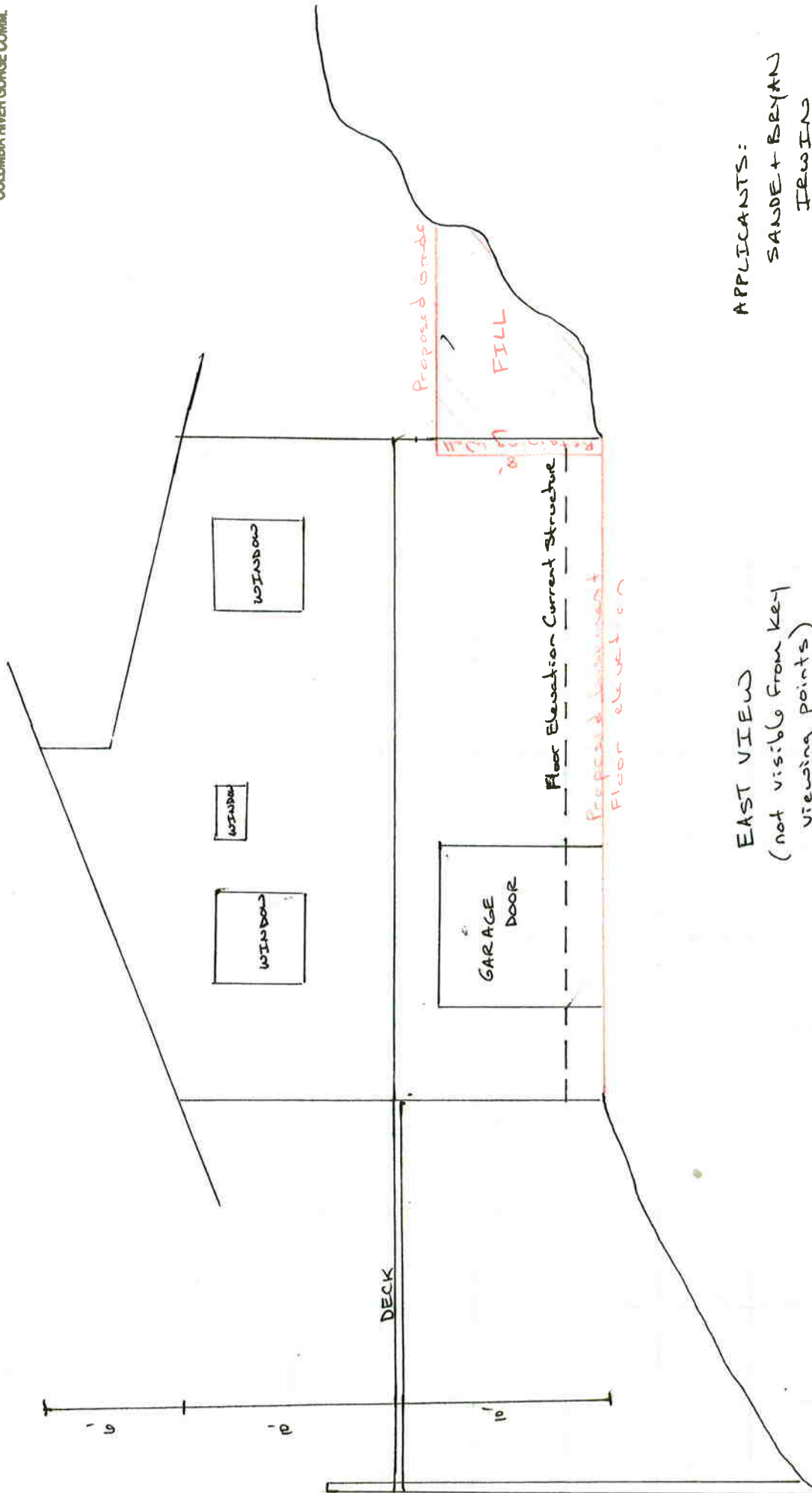
SOUTH VIEW

APPLICANTS:  
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IRWIN

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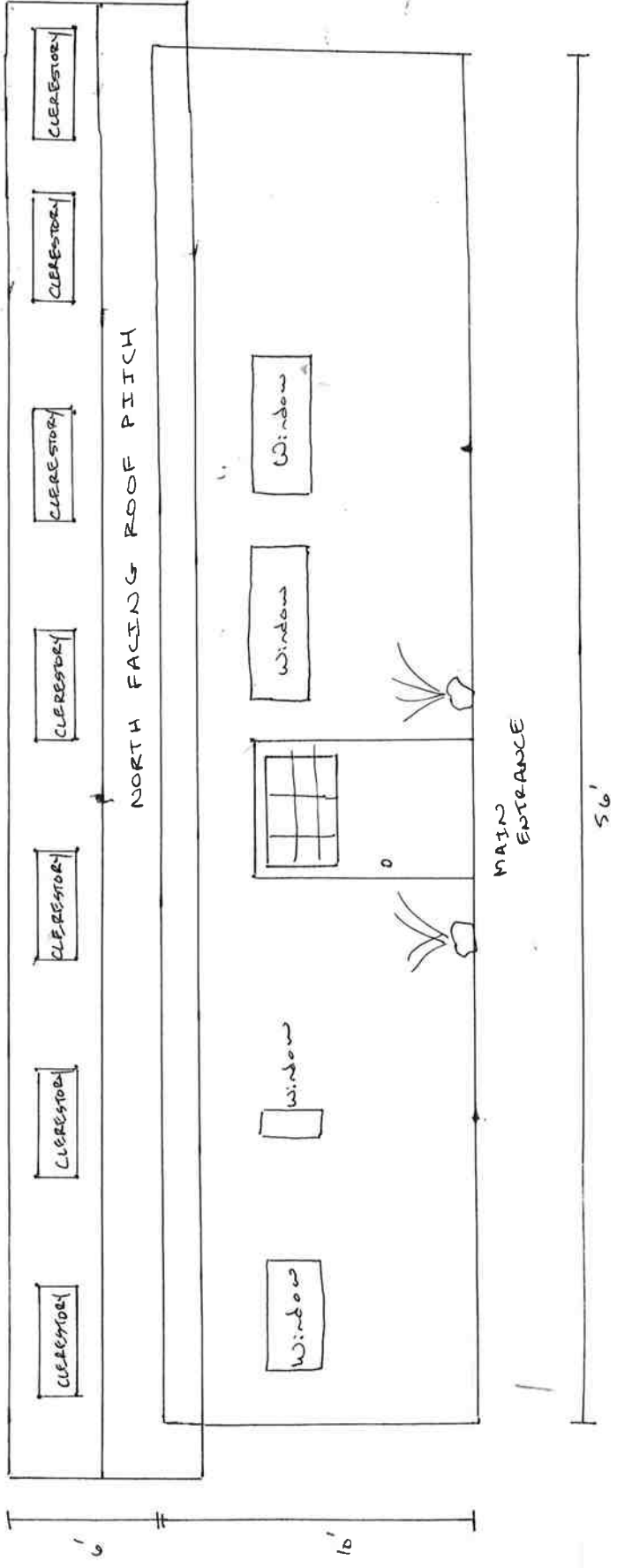
APPLICANTS:  
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IRWIN

EAST VIEW  
(not visible from key  
viewing points)

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0/15 21

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APPLICANTS =  
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NORTH VIEW  
 (not visible from key viewing points)

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