

Columbia River Gorge Commission

#1 Town & Country Square • PO Box 730 • White Salmon WA 98672 • 493-3323

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JUN -7 2011

Land Use Application

Applicant(s)

Property Owner(s)

Peter & Therese Leon

COLUMBIA RIVER GORGE COMM.

Mailing Address

Peter: Leon@wsatu.com

Mailing Address

ThereseL366@hughes.net

PO Bx 685 Bingen WA 98605

LEON366@hughes.net

Phone H 541 490 8038

Phone H

W/cell 541 490 8038

W/cell 313 384 5366

Location of property:

Township 2 North

Range 14

Street Address 8919 WA SR14

Section & Qtr Section

NE ¼ Sect 15

County Klickitat

Tax Lot No(s).

02141500000200

Parcel Size (acres)40.2 acres

Existing development and use of parcel

Home site, Hay Storage livestock and poultry, horse boarding

Proposed use and/or development:

Replace existing house with a new house and continue uses noted above

Use of Adjacent Parcels

Open Range, grazing, vineyards, goat production,



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 date

Peter F. Leon

date

Therese K. Leon Therese K. Leon

6/7/11

Property owner(s) signature

date

ARE THE APPLICANTS

Page 1

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SEP 21 2011

September 19, 2011

Jennifer Ball Kaden

PO Box #730

#1 Town & Country Square

White Salmon, WA 98672

COLUMBIA RIVER GORGE COMM.

Dear Jennifer,

In response to your letter dated June 22, 2011, and advise from our recent meetings, please accept the attached revisions to Land use application for replacement dwelling (C11-0010)

- 1) The building foot print has been reduced to 1760 square feet with a walk out basement 7' below grade.
- 2) Site Plan (Revised): Replaces Page 8 of the original submission.
 - a. North arrow included,
 - b. Scale shown
 - c. Distance to East/South/West boundaries shown,
 - d. For significant land forms: elevations shown on the right hand side of the site plan to show slope above and below building site.
 - e. Vegetation shown
 - f. Only dry land grass and weeds will be disturbed, and will be replanted with dry land grass

Proposed screening planting shown on the elevation and site plan drawings

- g. There are no bodies of water or watercourses on the property
 - h. The driveway is shown with approximate widths
 - i. Location/size of existing permanent structures are shown
 - j. Existing/proposed services shown.
- 2) Building site has never been an issue during the negotiations to approve (C10-0001) which started off including a home site. The exceptions taken were the size, which has been significantly reduced to a footprint of 1760 sq ft, and the overall visible roof peak height of 28'.
- 3) Grading Plan Narrative (Revised): Replaces Page 13
 - a. (iv) Provisions for compaction/drainage/stabilization included

- b. (v) re-vegetation plans included
- c. (v) erosion control discussed

4) Re: colors and materials: Trim and Siding will be Cabot O.V.T oil based solid stain. Siding Board and Batten with #37 Cordovan Brown and trim #41 Pewter Gray. Outside window and door trim will be Eagle Anderson Dark Bronze – AD (Sample provided and photographed by you) The Chimney Stone will be local basalt (Sample provided and photographed by you)

5) Elevation drawings (revised: All of the elevation drawings have been revised to show the revised placement and the reduction to a 1760 square foot footprint. In addition to the front and two side views, an additional perspective from the south is provided, to show the view from I84, from a distance of about 2 miles across the river.

The roof overhang is to increase the shadow affect of the sun passage. 43 degrees sun angle ~1pm 9/21.


Peter Leon

8919 WA SR 14, Dallesport WA 98617

PO Bx 685 Bingen WA 98605

541 490 8038

Subject property
#0214150000200

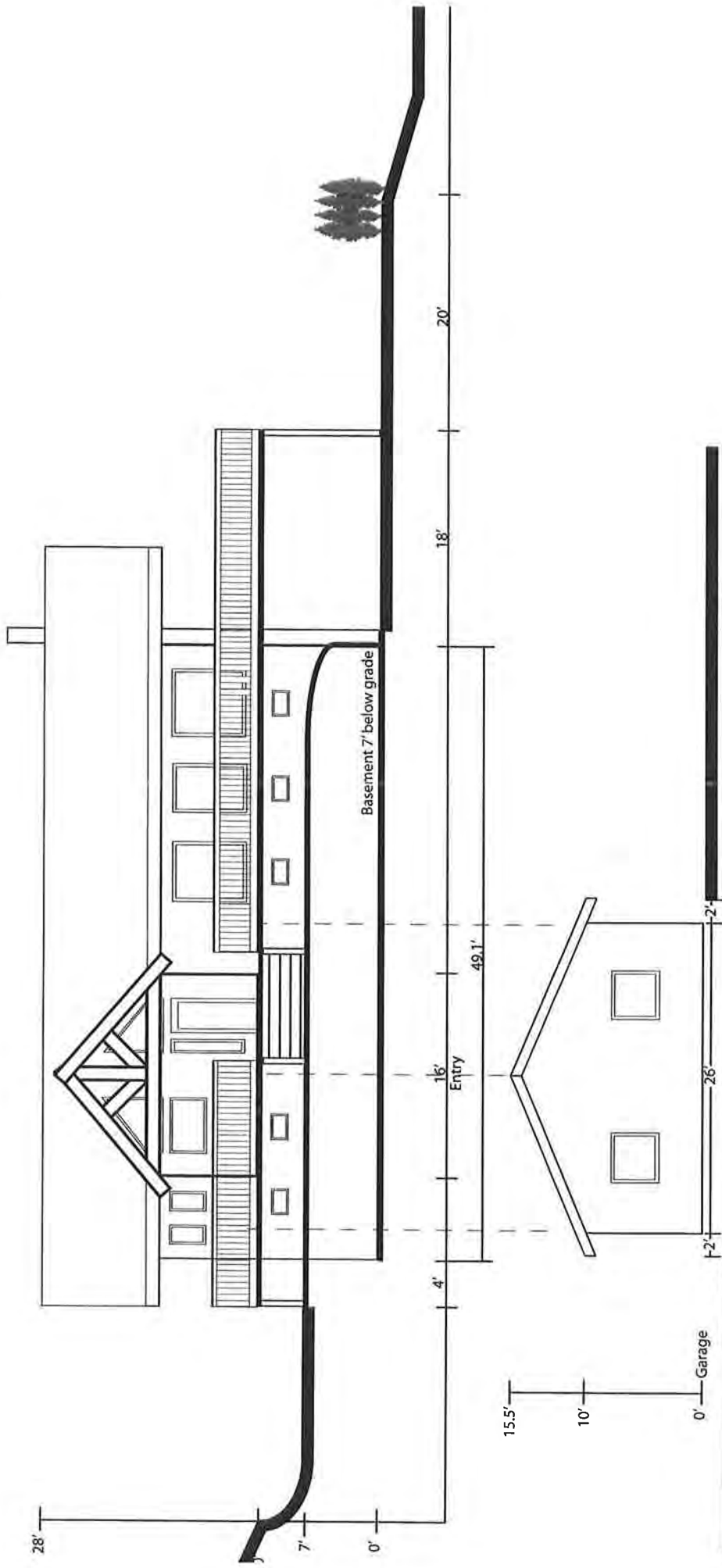
See Site Plan C-1
for details

Disclaimer: The Columbia River Gorge National Scenic Area/ Columbia River Gorge Commission data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This information is intended for general planning purposes and is not intended for site specific planning or analysis. Original data was compiled from various sources and that all information should be verified with those sources. Special information may not meet National Map Accuracy Standards. The requestor acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and subject to change without notice. The requestor agrees to indemnify, defend, and hold the Commission harmless from and against all claims, damages, costs, and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by the Commission in connection with the use of the data, information, and maps.



Created by: JBK
Date: 9-28-2011
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Columbia River Gorge Commission
C11-0010/Leon 990
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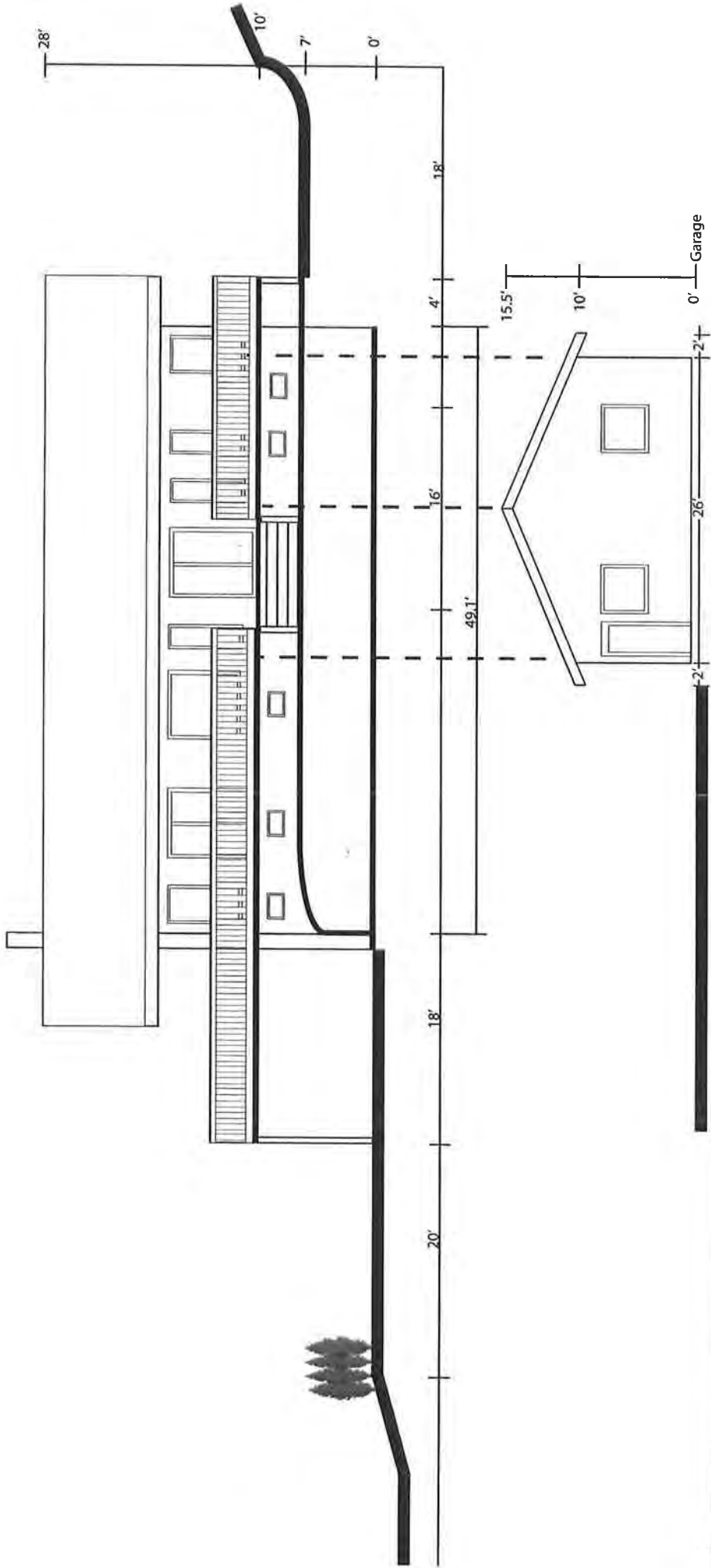


Notes	
Garage will line up with the center of the entry of the house, but will sit 12' to the Northwest of the house. The Garage height is 15.5'. Flat Grade in front of house: 20'. Flat Grade behind house: 18'. For accurate slope refer to C-2. The north overhang is 4' and the south overhang is 8'. Garage is 26' x 40' with 2' overhangs all around, except for breezeway (3.5' overhang).	
Peter Leon House	
North West Elevation	
Scale at 1/8" = 1'0"	A - 1

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Sit: 21

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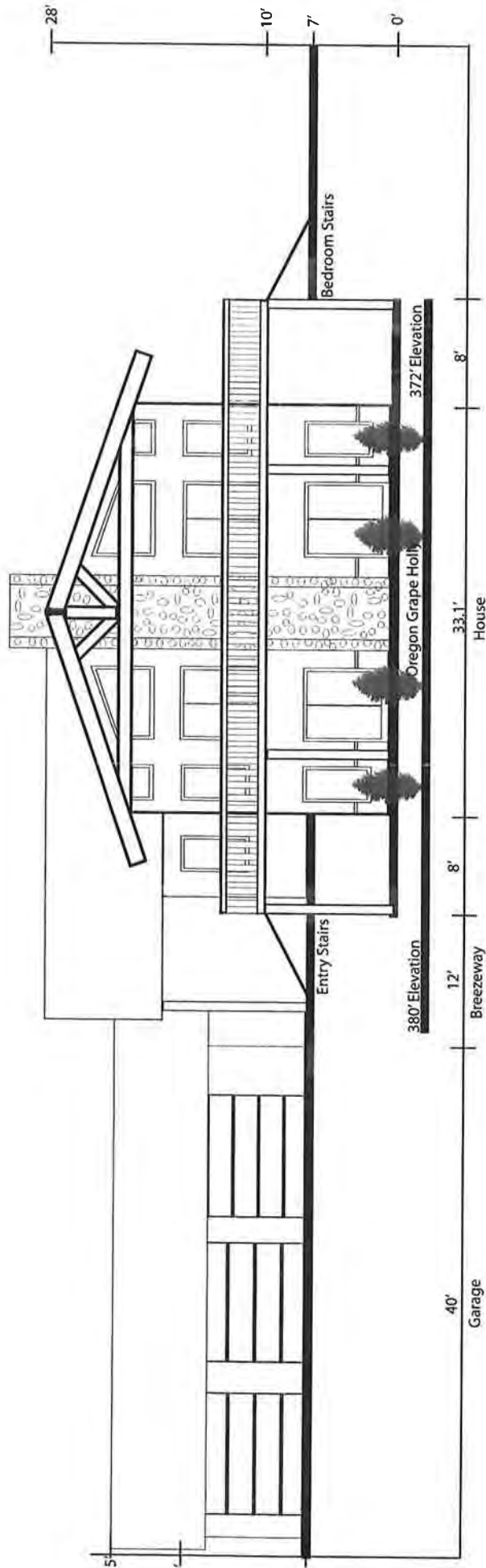


Notes	Peter Leon House	
	South East Elevation	
Garage will line up with the center of the entry of the house, but lies 12' to the Northwest of the house. The Garage height is 15.5'. Flat Grade in front of house: 20'. Flat Grade behind house: 18'. Garage is 26' x 40' with 2' overhangs except at the breezeway which will be a 3.5' overhang.	Scale at 1/8" = 1'0"	A - 2

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SEP 21

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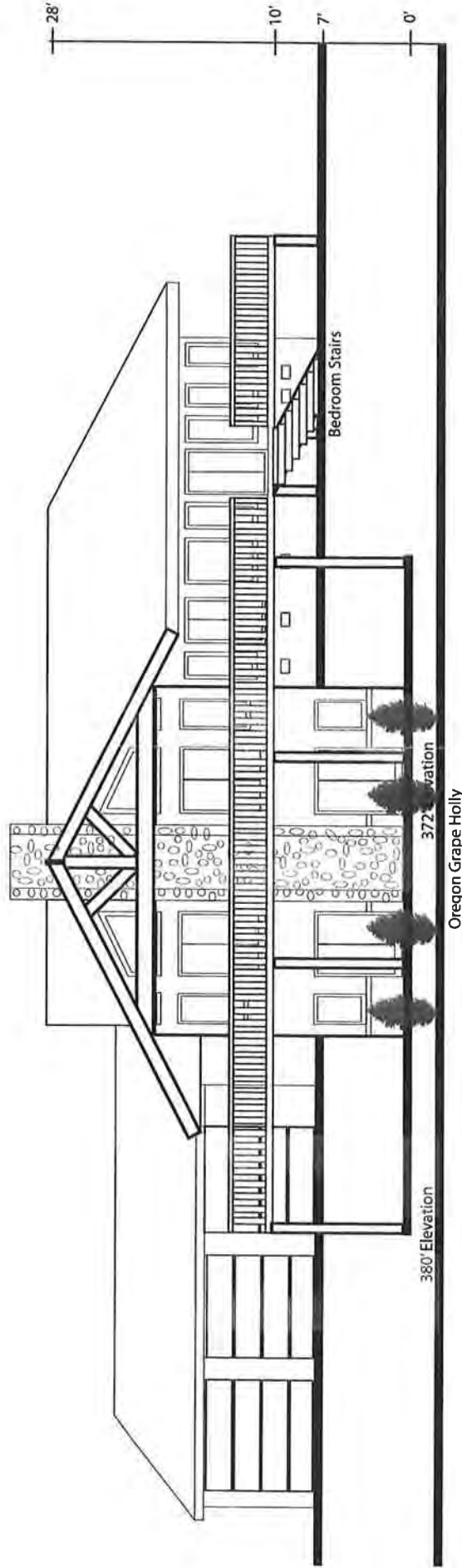


Notes The Garage is drawn with 10' walls and its roof ridge at 15.5'; it will have 2' overhangs all around except for the breezeway which will have a 3.5' overhang. The house is drawn with west and east overhangs of 4'. Trees shown at a height of 56' and their elevations are noted.	Peter Leon House	
	South West Elevation	
	Scale at 1/8" = 1'0"	A - 3

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21

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Notes Garage will line up with the center of the entry of the house, but lies 12' to the Northwest of the house. The Garage height is 15.5'. Flat Grade in front of house: 20'. Flat Grade behind house: 18'. Dimensions of windows, doors and roof pitches are not accurate because this is a skewed elevation (head on from an angle of 236 degrees), approximate view of I- 84.	Peter Leon House	
	South Elevation from Hwy. 14	
	Scale at 1/8" = 1'0"	A - 4

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Grading Narrative dated 9/19/2011

See details on grading drawing.

Driveway:

The existing driveways will remain unchanged

House Area:

The building site is on a level area 394' above sea level, of approximately $\frac{3}{4}$ acre. The house area will include the removal of ~450 cu yds of material to create a 1760 sq ft walk out basement. The excavation will be at an average 7' below existing grade to reduce visual impacts. The removed material will be placed as follows:

The excavated material will be placed in the area labeled fill on the excavation drawing attached.

All rocks mined from the excavation will be used as landscaping on the slope on the south side of the building site. The remaining material will be compacted with a roller, and replanted with dry land grass.

Drainage will be into the land south of the building site into the dry ditch noted on the site plan.

Stabilization will not be required, as the no slopes are sufficiently affected to require more than compaction.

Interim erosion control will be handled with 18" landscape fabric, hay bales, and straw. As there is no significant change to the features/slope, no permanent erosion control will be required.

Power and water will be excavated, and then covered over, and replanted with dry land grass. The 1500gal septic tank will be buried to code, and covered, with remaining dirt spread over the septic field. Existing dry land grass will be replanted.

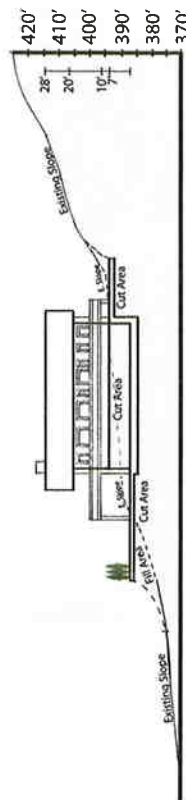
Portable hoses, surface sprinklers and drip irrigation will provide irrigation for the dry land grasses and screening trees.

The grading plan shows the approximate location of buried pipe to provide water and irrigation to for a fire suppression zone around the building site. The material removed for the buried pipe will be restored over the pipe, and replanted with dry land grass.

This page replaces page 13 & 13a.



Topography Map



Grade Section

Notes

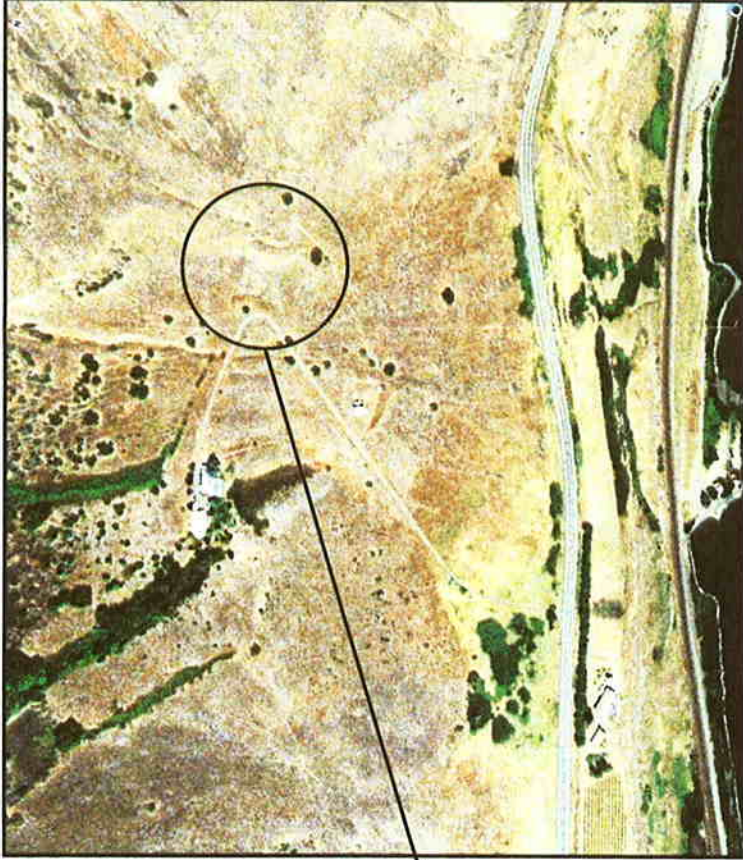
In the Grade Section, the dotted line represents the existing slope of the property. The solid horizontal lines are the proposed cut lines. Everything shaded above the dotted lines should be filled area. The house will sit at the ground level of 394', with the main floor raised 3' from ground level (397') and the basement 7' underground (387'). The house height is 28'. Trees are shown at approximately 56' in height and proposed trees are shaded. The Topography Map shows the footprint of the proposed garage and house, except for the entry roof (overhang).

Peter Leon House

Excavation Section

Scale At 1" = 40'

C - 2



Site Plan
(Not to Scale)

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