

COLUMBIA RIVER GORGE COMMISSION NOTICE OF DEVELOPMENT REVIEW

This notice serves as an opportunity to comment on the application described below.

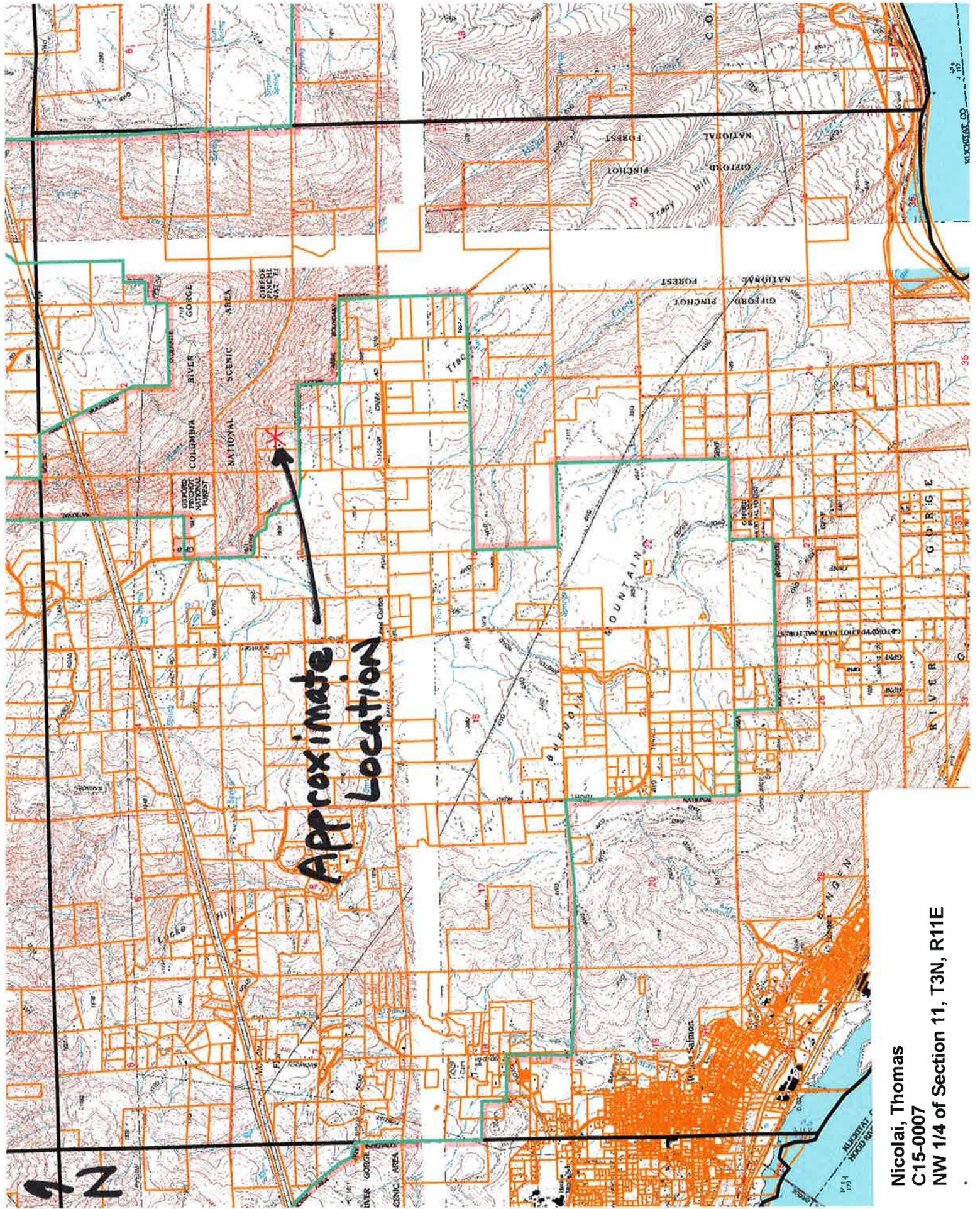
- Proposal:** The Columbia River Gorge Commission received an application to construct a detached garage and detached covered walkway between proposed garage and existing single-family dwelling.
- The site plan shows a building foundation currently used as a terrace. The foundation is a remnant of a building that the Commission required the applicant to remove as a condition of a 2006 approval. Although the application does not request approval of the terrace, the Commission will consider approval of the terrace in this application.
- Applicant:** Thomas Nicolai
- Property Owner:** Thomas Nicolai
- Location:** The subject parcel is located about 300 yards east of Bates Road in the NW ¼ of Section 11, Township 3 North, Range 11 East, W.M., Klickitat County, Washington (Klickitat County Assessor's ID 03-11-1100-0004/00).
- Case File:** C15-0007
- Zoning:** The subject parcel is in the Special Management Area and is 20.36 acres in size. Note: According to Section 8(o) of the Scenic Area Act, the Forest Service designated the subject property General Management Area (GMA) Commercial Forest (U.S. Forest Service, Klickitat County Section 8(o) Offers Status, dated March 31, 2004). Subsequently, pursuant to the approval of Plan Amendment PA-05-01, the subject property was given a split designation of GMA Small-Scale Agriculture and GMA Open Space. For purposes of this development review, the SMA guidelines no longer apply to the subject parcel. The proposed development will be reviewed according to the applicable General Management (GMA) land use and resource protection guidelines.
- Notice Date:** November 19, 2015
- Public Comment Deadline:** December 10, 2015
- Decision Deadline:** The Gorge Commission will work diligently to complete this development review in a timely manner consistent with the agency's resources and other work priorities. It is expected that the Gorge Commission will issue a Director's Decision for this application on, or before August 15, 2016.

The application and supporting documents are available for review Monday through Thursday from 8:00 a.m. to 5:00 p.m. at the Commission's office located in White Salmon, Washington at 57 NE Wauna Avenue. Additional information is also available on the Commission's website at www.gorgecommission.org under *For Public Comment*.

Comments may be mailed to the Commission's office at P.O. Box 730, White Salmon, WA 98672 or submitted by email to info@gorgecommission.org. All comments received are a matter of public record.

This application will be reviewed for consistency with the applicable portions of the Land Use Ordinance adopted by the Columbia River Gorge Commission (Commission Rule 350-81). The application is also subject to review for consistency with the Columbia River Gorge National Scenic Area Act (P.L. 99-663) and Management Plan. Consistency with the National Scenic Area Act does not imply nor ensure compliance with all other applicable local, state, and federal laws.

If you have any questions, please contact Raymond Joseph at (509) 493-3323 extension 227 or by email at ray.joseph@gorgecommission.org.



Approximate
Location

Nicolai, Thomas
C15-0007
NW 1/4 of Section 11, T3N, R11E

sternis
sotrasol

