

Land Use Application

Applicant(s): John Nichols

Property Owner(s): Same

Mailing Address:

Mailing Address:

Phone:

Phone: 509-810-9394

Email:

Email: jnickols4117@charter.net

Location of property:

Township: 3N

Range: 12E

Parcel address: 206 Old Lyle Hwy
Lyle, WA 98635

Section & Qtr. Section: 28 SW

County: Klickitat

Tax Lot No(s): 03-12-2800-0017-00

Parcel Size (acres): 9.4

Existing use of parcel: Residential

Use of adjacent parcels: Residential and vacant

Project description: This should include all proposed activities and details on size, height, exterior colors, and construction materials of proposed structures. Any areas of ground disturbance and landscaping details should also be described. It is important to describe all aspects of your project so that you may gain approval for all of the development activities you plan to do.

- Remove existing 8'x16' tool shed (C09-006)
- Remove existing 8'x8' wood shed
- Construct a 30'x40' x 24'h accessory building (shed/shop). The building will be constructed using panel-loc Plus steel siding in a dark earth-tone color
- EXTEND DRIVEWAY TO ACCESSORY BUILDING
- "AFTER THE FACT" REVIEW OF 10' x 20' ACCESSORY BUILDING

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

- Application form completed and signed
- Site plan
- Key viewing areas checklist, elevation drawings, and landscape details, if required
- Names and addresses of adjacent property owners, if required
- Any additional information as required

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:

John E Nichols

date

10/24/17

date

Property owner(s) signature:

John E Nichols

date

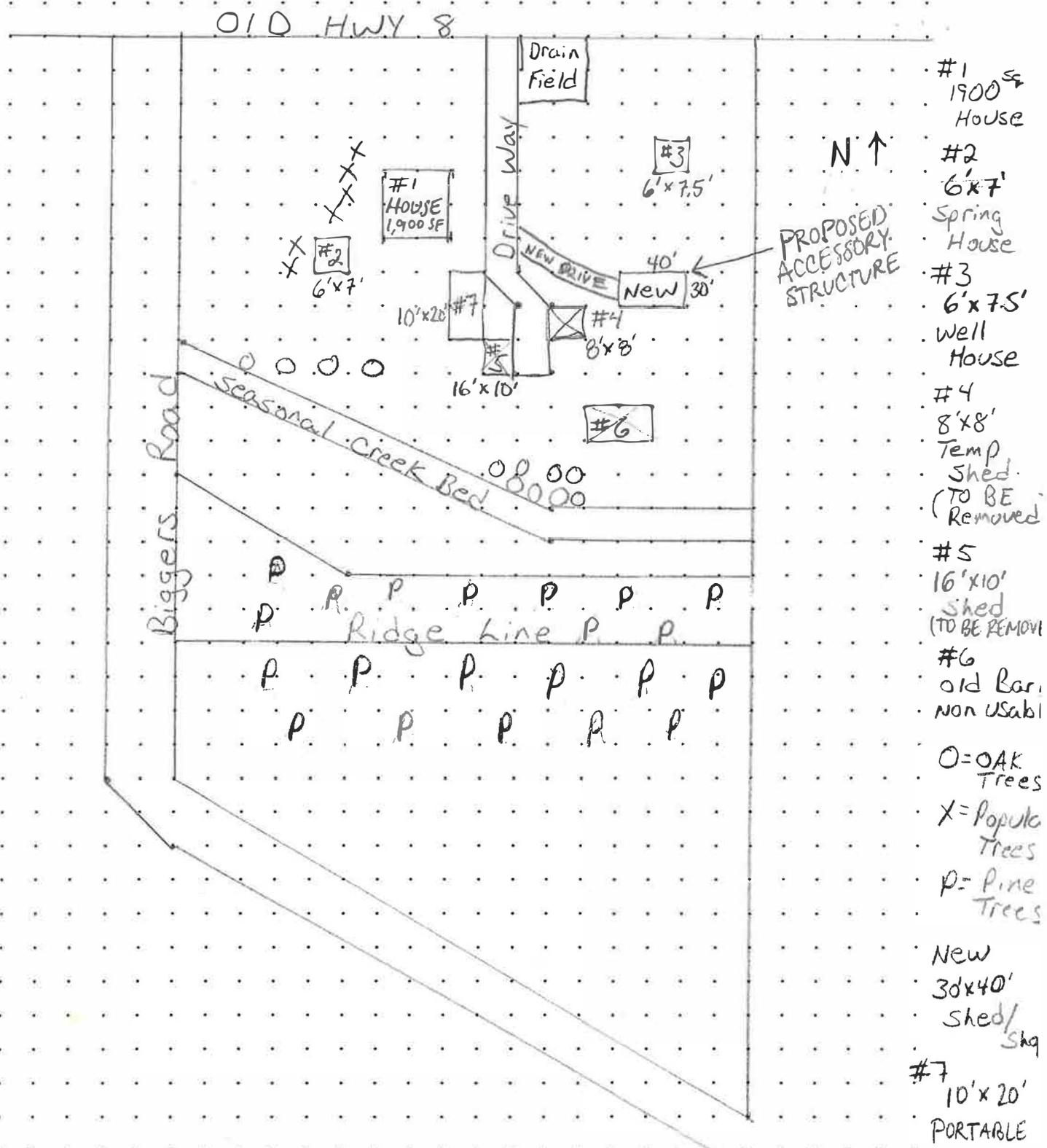
10/24/17

date

*Please use this template or attach a separate site plan

UPDATED 2/21/18

Site plan (continued):



Each grid equals 50'x 50' at scale of 1" = 200'.

Key Viewing Areas:

Key viewing areas are important public viewpoints and areas that afford opportunities to view the Gorge scenery. Key viewing areas are listed below.

Please check those sites which can be seen from your property:

- Historic Columbia River Highway
- Old Highway 8 (County Road 1230)
- Highway I-84
- Washington State Route 142
- Washington State Route 14
- Washington State Route 141
- Panorama Point Park
- Columbia River
- Rowena Plateau and Nature Conservancy Viewpoint
- Cook-Underwood Road

If your project would be visible from one or more key viewing areas, then you must submit elevation drawings and landscaping details.

Elevation drawings must show the sides of proposed buildings which would be visible from key viewing areas, including:

- the appearance of proposed buildings over 400 square feet in size*
- surrounding final grades*

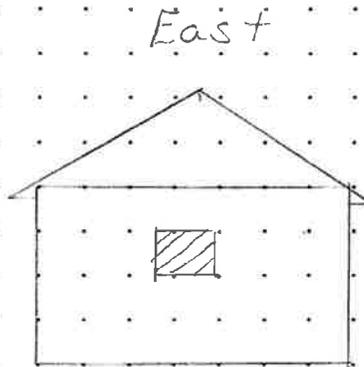
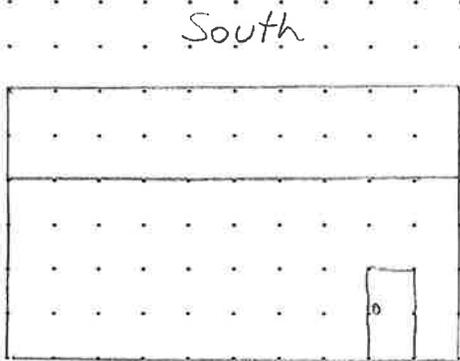
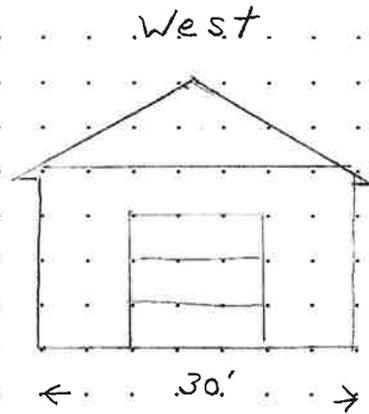
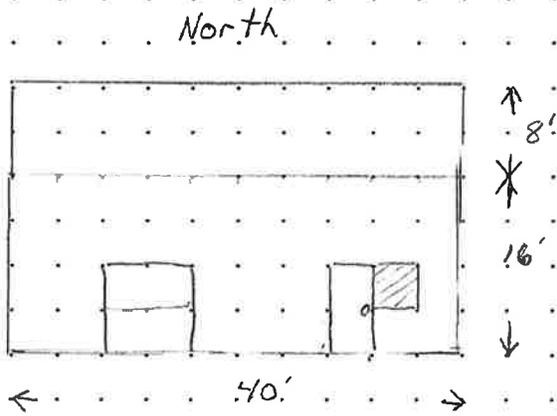
Landscape details must show how your project will be screened from key viewing areas, including:

- location of plants used*
- number of plants*
- size of plants*
- type of plants*
- irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes*
- location of existing and proposed topographical features which would screen your project.*

*Please use this template or attach a separate Elevation and Landscape plan

Received
12/13/17

Elevations and Landscape Details:



Each grid equals 50'x 50' at scale of 1" = 200'.