

## Land Use Application

Applicant(s):

Property Owner(s):

ERNEST + NANCY MATTHEWS

Mailing Address:

Mailing Address:

P.O. Box 185 Bingen WA. 98605

Phone:

541-993-1878

Phone:

541-806-1481

Email:

erngotfish@live.com

Email:

Location of property:

Township:

3N

Range:

11E

Parcel address:

39 Locke Rd

Section & Qtr. Section:

N.E 1/4 Section 34

County:

Klickitat

Tax Lot No(s):

03113453000100

Parcel Size (acres):

5

Existing use of parcel:

Residential

Use of adjacent parcels:

There are 9 parcels within the 1/4, 1/4 section  
7 have Residential dwelling 2 are unimproved

**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.

PART A. Remove and replace existing manufactured home 27' x 44' with 27' x 60' manufactured home color samples from manufacturer will be supplied with application - roof will be fiber glass shingles siding fiber cement. Additional excavation for footings will occur to accommodate bigger foot print of manufactured home. Peak of roof will be approximately 14' high

PART B - Add AN AWNING 13H x 12W x 30L enclosed on east side and north side to the existing storage building on the north side. excavation for six holes for beam supports. color and construction material will match existing building

PART C - replace overhead powerline with new underground power feed from pole on east end of property to storage building and tie in with house and garage. excavation of a ditch from pole to storage building to house will be required approximately 150'

3-15-2004 property designated GMA per conditions of Section 8(c)

property is shielded from key viewing sites with mature pine & oak trees 30' to 50' in height

---

**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:**

date

---

*Est Matthews, Nanya Matthews* date *5-29-19*

**Property owner(s) signature:**

date

---

*Est Matthews Nanya Matthews* date *5-29-19*

## ***Site Plan***

---

A plan drawn in black ink at a scale of 1 inch equals 200 feet (1:2400) or at a scale providing greater detail must be included with the application.

If the parcel is very large, you may show on the portion of the parcel affected by the proposed use. Be sure, however, to show enough of the parcel or some adjacent features, such as roads, so that the planners can orient themselves on your map. A small vicinity map showing the subject parcel and surrounding parcels may help.

At a minimum, you must show the following features; other site plan information may be required depending on the type or location of development being proposed.

- ☐ applicant(s) name
- ☐ location and width of existing and proposed roads, driveways, and trails
- ☐ scale and north arrow
- ☐ location and size of all existing and proposed structures
- ☐ boundaries of parcel with dimensions and size
- ☐ location of existing and proposed services including wells or other water supplies, sewage disposal systems, power and telephone poles and lines and outdoor lighting
- ☐ significant terrain features or landforms
- ☐ location and depth of all proposed grading and ditching
- ☐ groupings and species of trees or other vegetation on the parcel
- ☐ location and species of vegetation that would be removed or planted
- ☐ bodies of water and water courses

10 100'  
SCALE  
1 inch

NORTH

← 660' →

ROAD

DRIVEWAY

MANUFACTURED  
Home

GARAGE

EXISTING  
OAK  
+  
PINE

Porch

WATER  
line

WATERLINE

EXISTING  
OAK  
+  
PINE

STORAGE  
Building

PROPOSED  
AWNING

EXISTING  
POWER

DRIVEWAY

39  
Locker

ROAD

← 330' →

← TO  
Courtney Rd

Locke Road

PROPOSED  
Power Relocate

Private Drive

ALL ROADS  
AND DRIVEWAYS  
12' W

## ***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**

**Elevations and Landscape Details:**

---

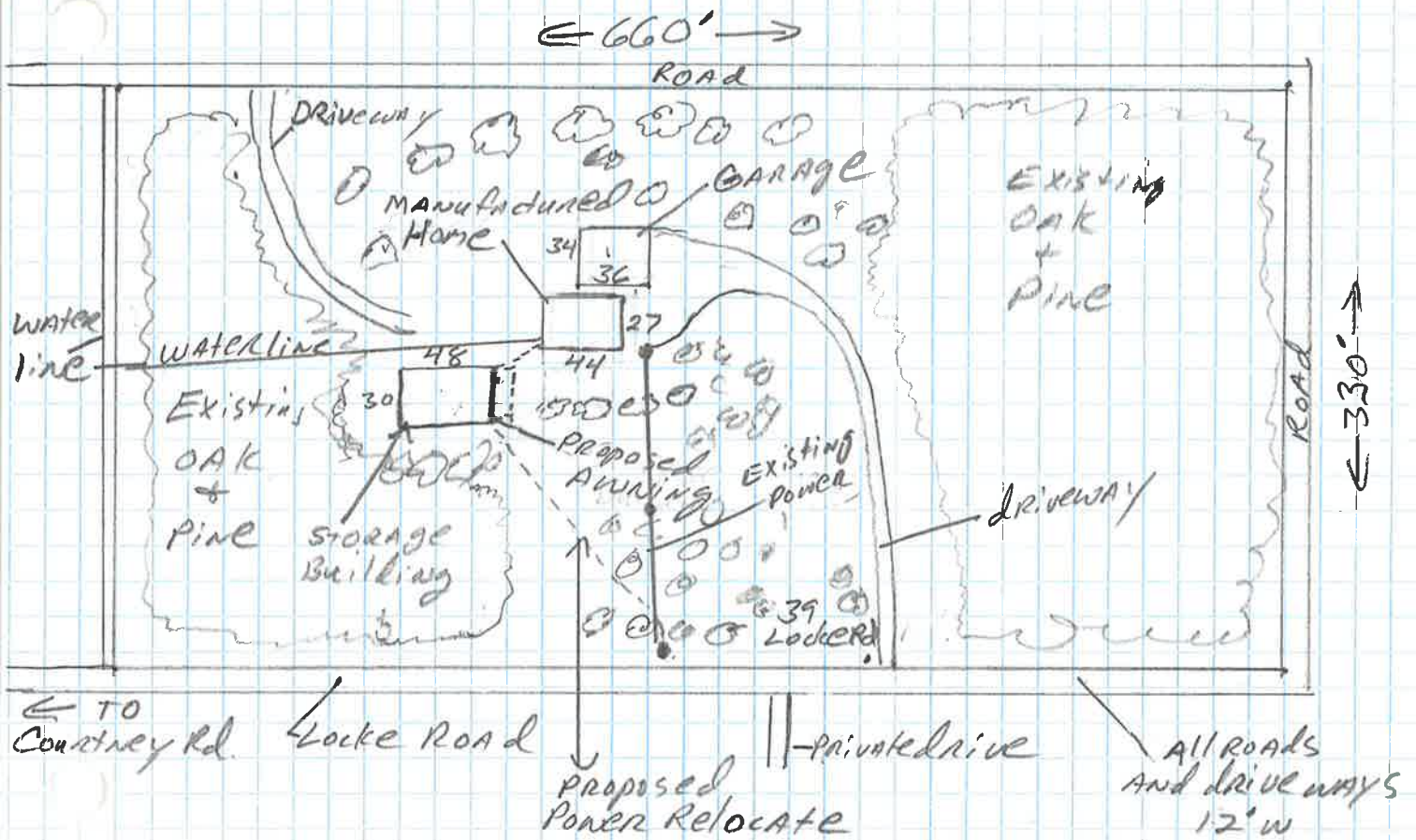


Each grid equals 50'x 50' at scale of 1" = 200'.

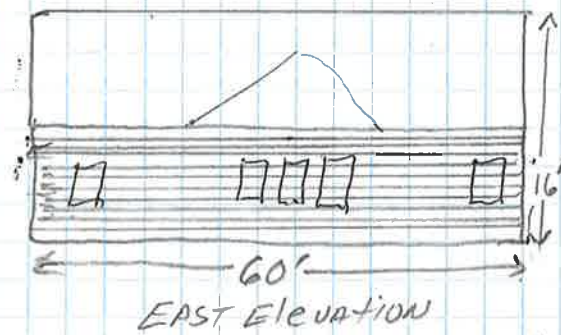


0 100'  
SCALE  
1 inch

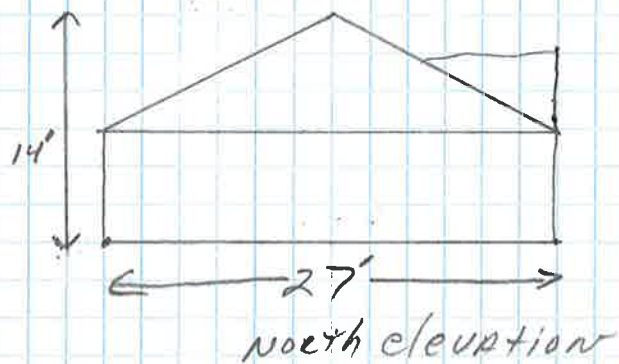
North



### Proposed Manufactured Home



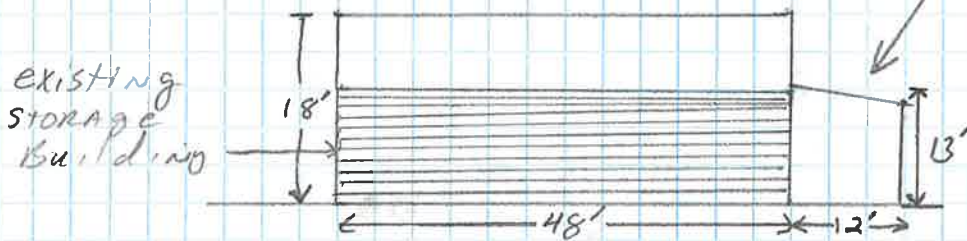
6° slope



ERNEST MATTHEWS  
5 ACRE



Proposed enclosed awning  
to Storage Building



EAST elevation



north elevation

ERNEST MATTHEWS  
5 ACRE

BPA MAPS HOME	
GLAZING	160 S.F.
CONDITIONED FLOOR	1600 S.F.
SKYLIGHTS	0.0 S.F.
PATIO DOOR	0.0 S.F.
WIRE FOR A/C HEAT PUMP	

This is a detailed architectural floor plan of a single-story house. The layout includes the following rooms and features:

- Morning Room:** 61 S.F., includes a slider door (4036) and a cathedral ceiling.
- Kitchen:** 105 S.F., includes a refrigerator, range, oven, and cabinets. It has a cathedral ceiling and is adjacent to the dining room.
- Dining Room:** 141 S.F., features a cathedral ceiling and a large opening into the living room.
- Den:** 174 S.F., includes a cathedral ceiling and a door leading to the living room.
- Living Room:** 253 S.F., features a cathedral ceiling and a large opening into the dining room.
- Master Bedroom:** 174 S.F., includes a cathedral ceiling, a 60" sunken tub, a 36" shower, and a linen closet.
- Utility:** 56 S.F., includes a washer, dryer, and a rod & shelf.
- Bath:** 44 S.F., includes a tub/shower, toilet, and medicine cabinet.
- Bedroom #1 (MST. BATH):** 82 S.F., includes a toilet, linen closet, and medicine cabinet.
- Bedroom #2:** 99 S.F., includes a rod & shelf and a linen closet.
- Bedroom #3 (Porch):** 112 S.F., includes a rod & shelf and a linen closet.

The plan also shows various doors, windows, and structural elements like beams (BP #1 to BP #6) and sliders (4036). Dimensions are provided for all major rooms and overall sections. A note at the bottom right indicates a 13'-7" C/L 16' dormer from the end wall.



1717 South 4th Street    Sunnyside, WA 98944    MANUFACTURED HOUSING AT IT'S BEST!

# FLOOR PLAN

MASTER

DATE: 07-28-12

BOX SIZE: 26'-8" x 60'-0"

DRAWN BY: VMH  
DATE: 2-1-10

MODEL:  
2812

2014

## ***Adjacent Property Owners***

---

If your project is included in one of the categories below, then you must submit names and address of adjacent property owners within a specified distance (200 feet or 500 feet) of the perimeter of your parcel. The following list specifies the distance within which property owners must be notified of your proposal. You only need to provide the names and address (along with the parcel number); the Commission will send the notice.

Your county Assessor's Office can assist you in obtaining this property owner information. You may use the back of this form to record the names and addresses or you may submit forms which the county may provide you.

### **Notification of landowners within 200 feet**

- ☐ Uses within Residential designation (except single-family dwellings located adjacent to Agriculture or Forest designations - see notification of landowners within 500 feet)
- ☐ Uses within Agriculture designation (except non-farm single-family dwellings in Large-Scale Agriculture designation - see notification of landowners within 500 feet)
- ☐ Uses within Forest designation (except utility facilities, railroads, home occupations, cottage industries, wineries, agriculture product processing and packaging, mineral resources, geothermal resources, aquaculture, boarding of horses, temporary asphalt/batch plants, expansion of non-profit camps-retreats-conference centers, bed and breakfasts, and non-profit learning/research facilities - see notification of landowners within 500 feet)
- ☐ Uses within Commercial designations
- ☐ Uses within Recreation designations
- ☐ Uses within Open Space designations
- ☐ Uses within Agriculture-Special designations
- ☐ Uses within Special Management Areas

### **Notification of landowners within 500 feet**

- ☐ Single-family dwellings within Residential designation located adjacent to Agriculture or Forest designations
- ☐ Non-farm single-family dwellings within Large-Scale Agriculture designation
- ☐ Utility facilities, railroad, home occupations, wineries, agriculture product processing and packaging, mineral resources, geothermal resources, aquaculture, boarding of horses, temporary asphalt/batch plants, expansion of nonprofit camps/retreats/conference centers, and bed and breakfasts, non-profit learning/research facilities within Forest designations

[illegible]