

Land Use Application

Applicant(s): Barbara Sexton

Property Owner(s): Barbara Sexton

Mailing Address:
PO Box 952 Lyle, WA 98635

Mailing Address:

Phone: 541-993-5374

Phone:

Email: madison@gorge.net

Email:

Location of property:

Township: 3N

Range: 12

Parcel address: 20 Balch RD Lyle

Section & Qtr. Section:
W1/2 of the NW ¼ of Section

County: Klickitat

Tax Lot No(s)
03-12-2800-0006/00

Parcel Size (acres): 81.54 acres

Existing use of parcel:
Home, farming and range land

Use of adjacent parcels:
range land, and vineyard

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.

My existing home that was approved by the Gorge Commission in the late 90's

burned to the ground in July. I wish to rebuild on the same location. The old house was two and ½ stories and I will replace it with a 2-story home.

The existing two car garage and shop escaped the fire and is fine. I rent out the rest of my property to a rancher who has his cattle on the land and several coverings for the hay and for feeding the newborn calves. These are the only structures on the property. My water source is a spring about 50 feet from the house and is pumped up to the shop and then into the home. The septic tank is in the yard on the south-west side of the concrete slab that was the foundation of the burned-out home. The yard is

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:

Barbara Septon

date

10-12-2020

date

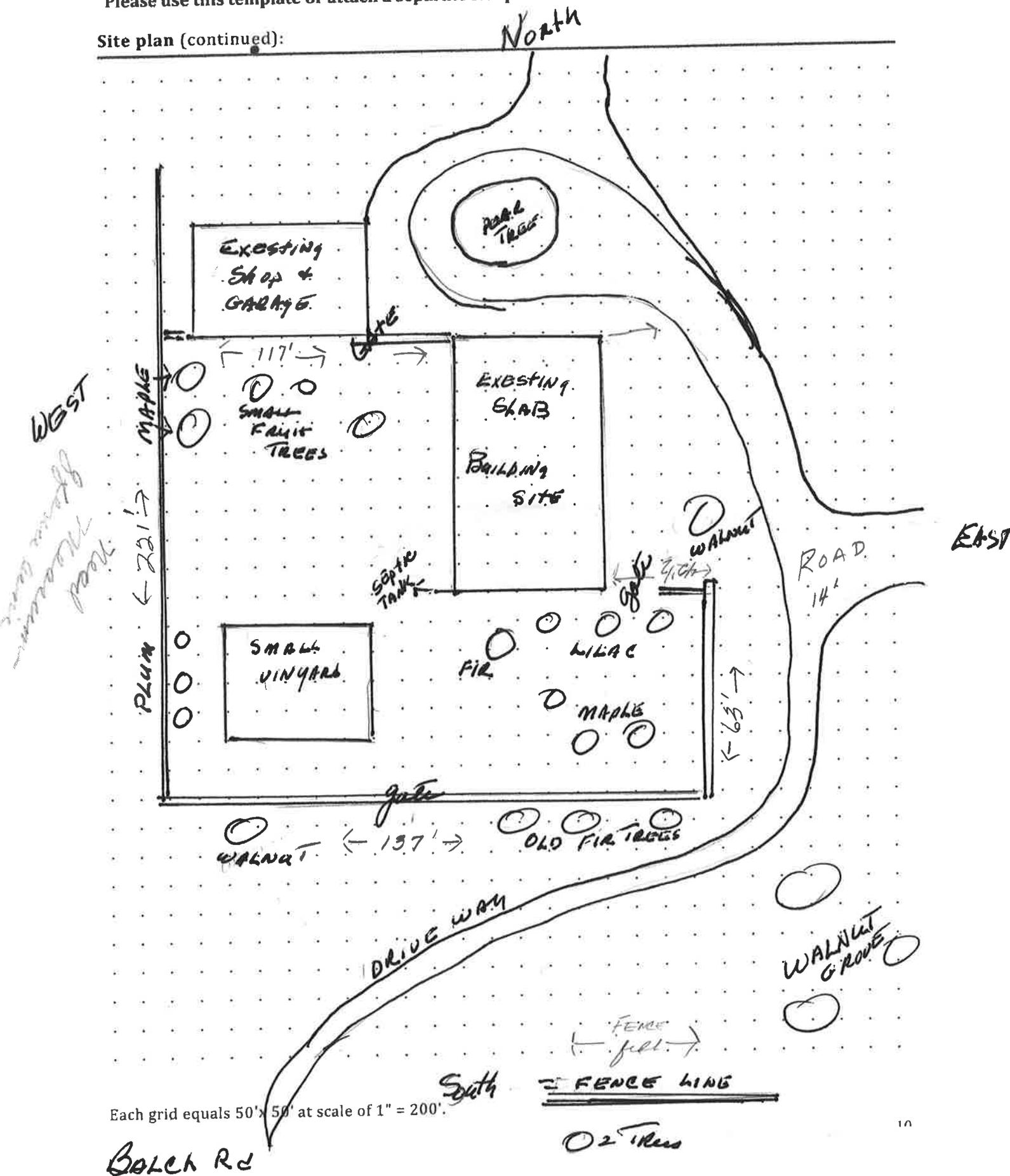
Property owner(s) signature:

date

date

*Please use this template or attach a separate site plan

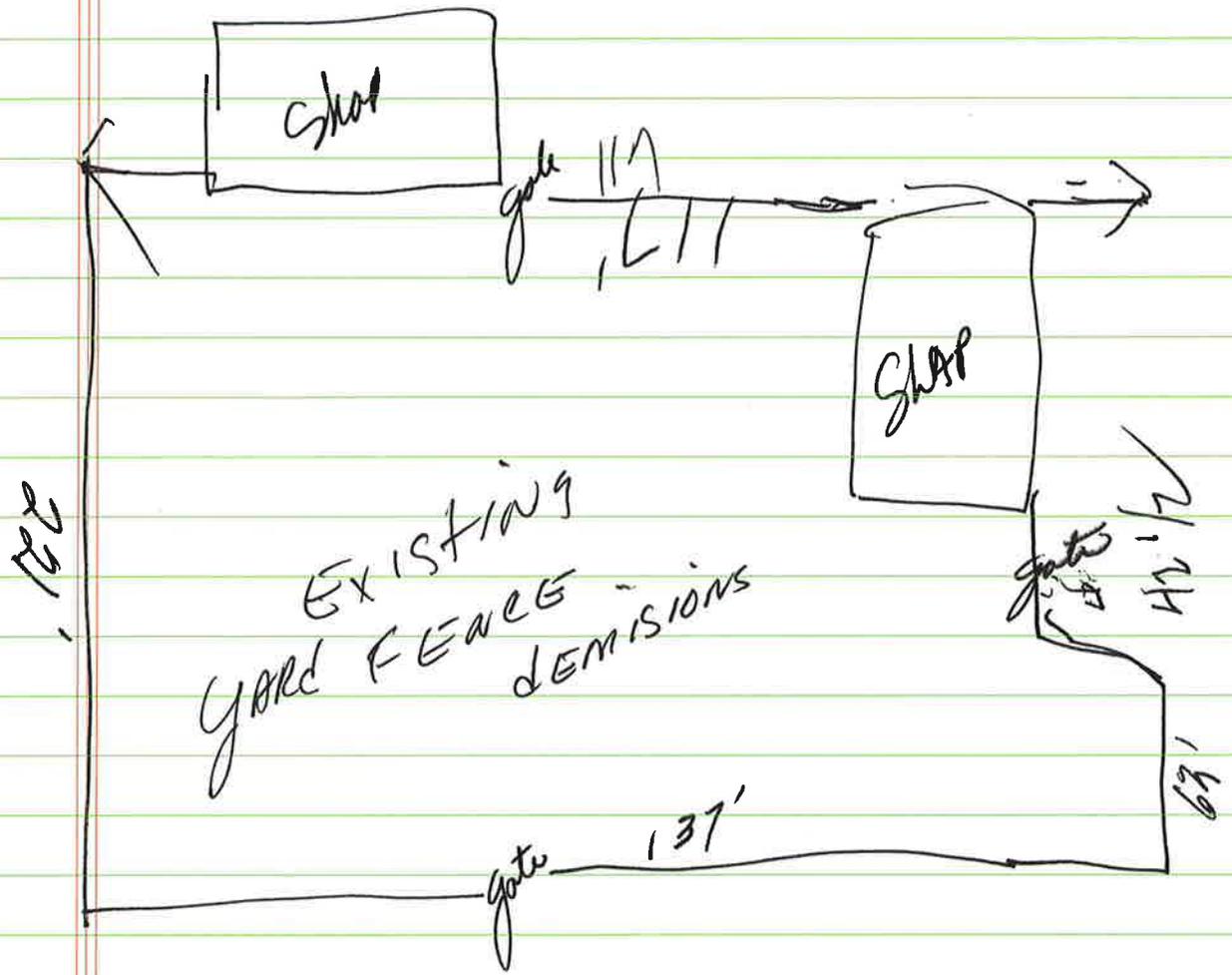
Site plan (continued):



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

BOLCH RD

N



Road
14'

5

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

None

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.*

Adjacent property owners (continued):

**Township, Range, Section,
Tax Lot Number**

Name, Address, and E-mail (if possible)

Tax # 03-12-2800-0029/00

Cathy & Glenn Wood

TL 25 in NW SW4; 28-3-12

25 Balch Rd

Lyle, WA 98635

Woodsteeper@gmail.com

Tax Lot# 03-12-2800-0005/00

Tom Lumpkin

NENW; SENW; NESW less

19 Balch Rd

TL 3-B; NWSWE of /Co. Rd

Lyle, WA 98635

Less TL 12-A-2 & 25; 28-2-12

or

7271 W, Mercy Way

Mercer Island, WA 98040

Tax Lot'' 03-12-2100-0012/00

Andy Tuthill

NW; W2SW; 21-3-12

100 Tuthill Rd

Lyle, WA 98635

Tax Lot # 03-12-2900-001/00

Derek Steinhour

E2NL lying northerly &

68 Tuthill Rd

easterly of Co. Rds. less Tax

Lyle, WA 98635

lot 25; 29-3-12

Tax Lot #03-12-2281-0403/00

Eric Blossman

Lot 2 BLA 2010-04 NWSE &

Gorge Farms LLC

W2NE; 28-2-12

101 Lyle Snowden RD

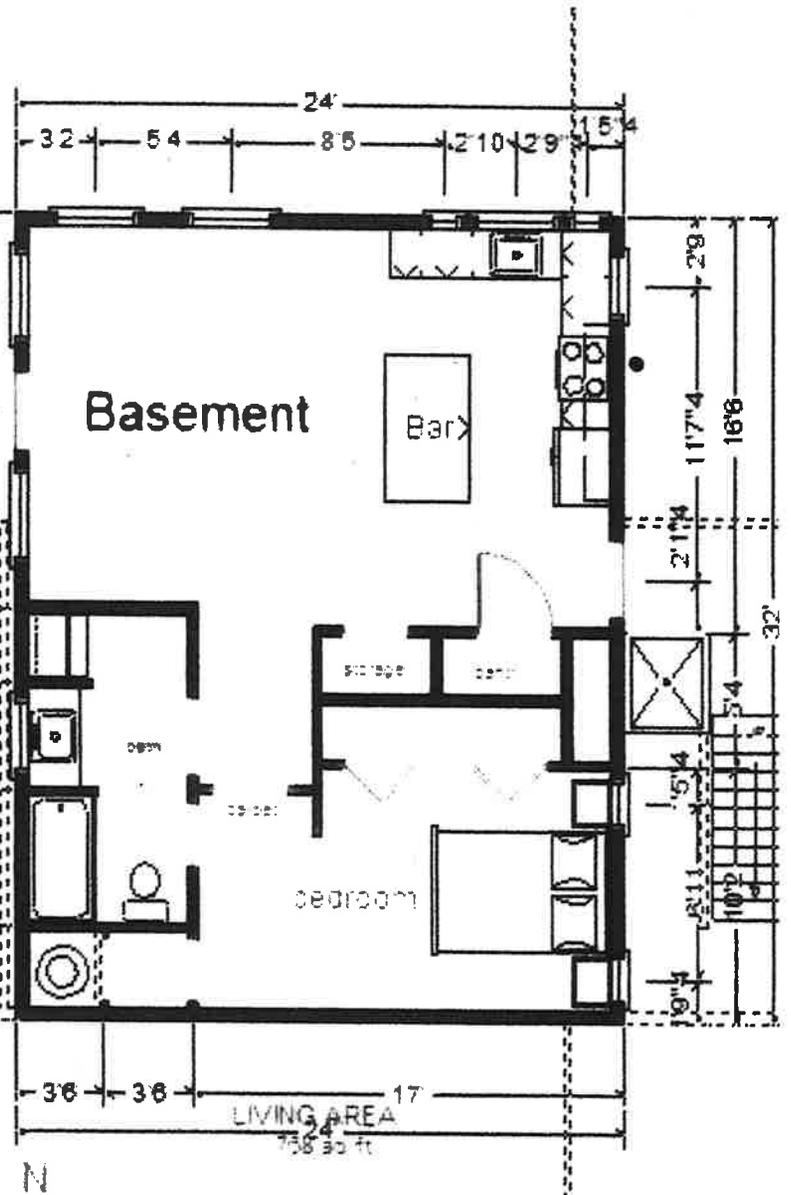
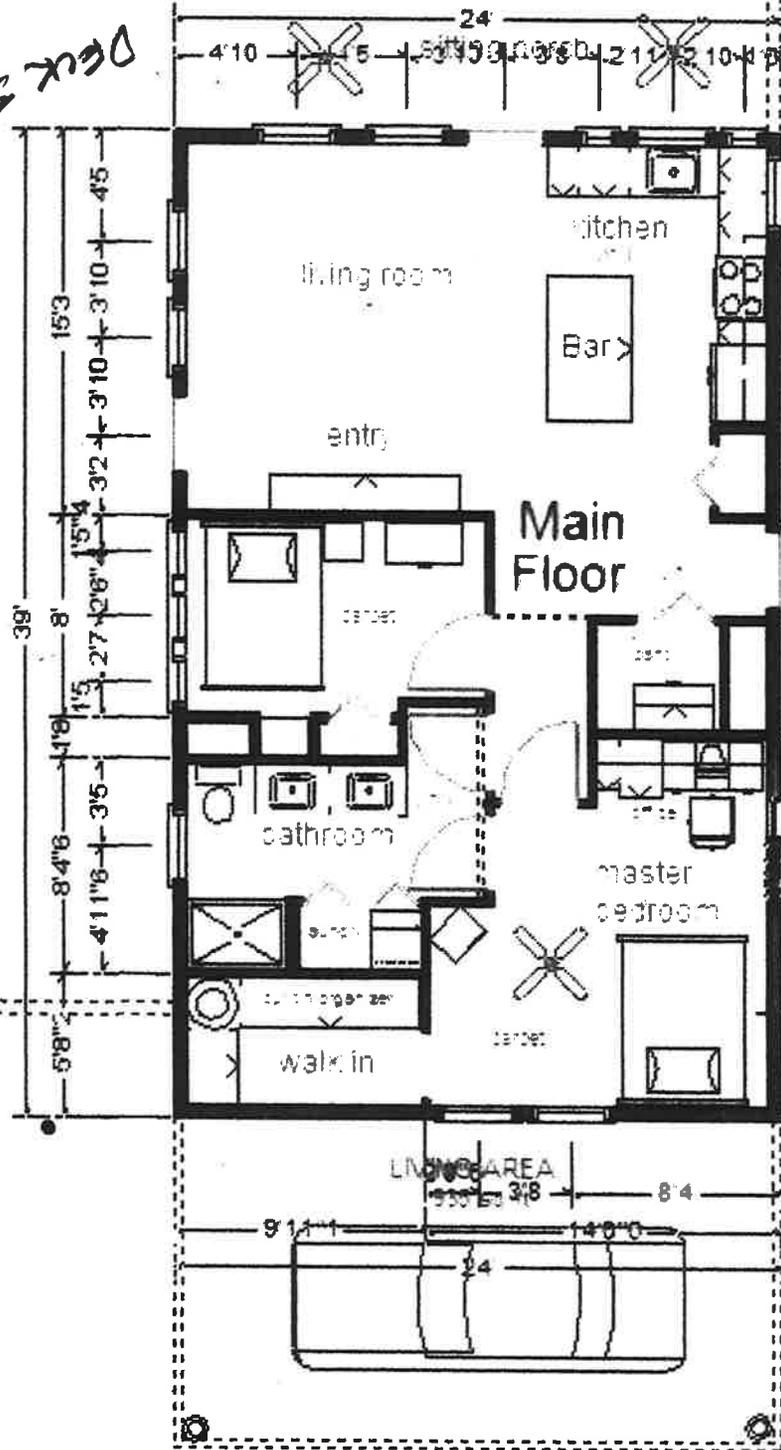
Lyle, WA 98635

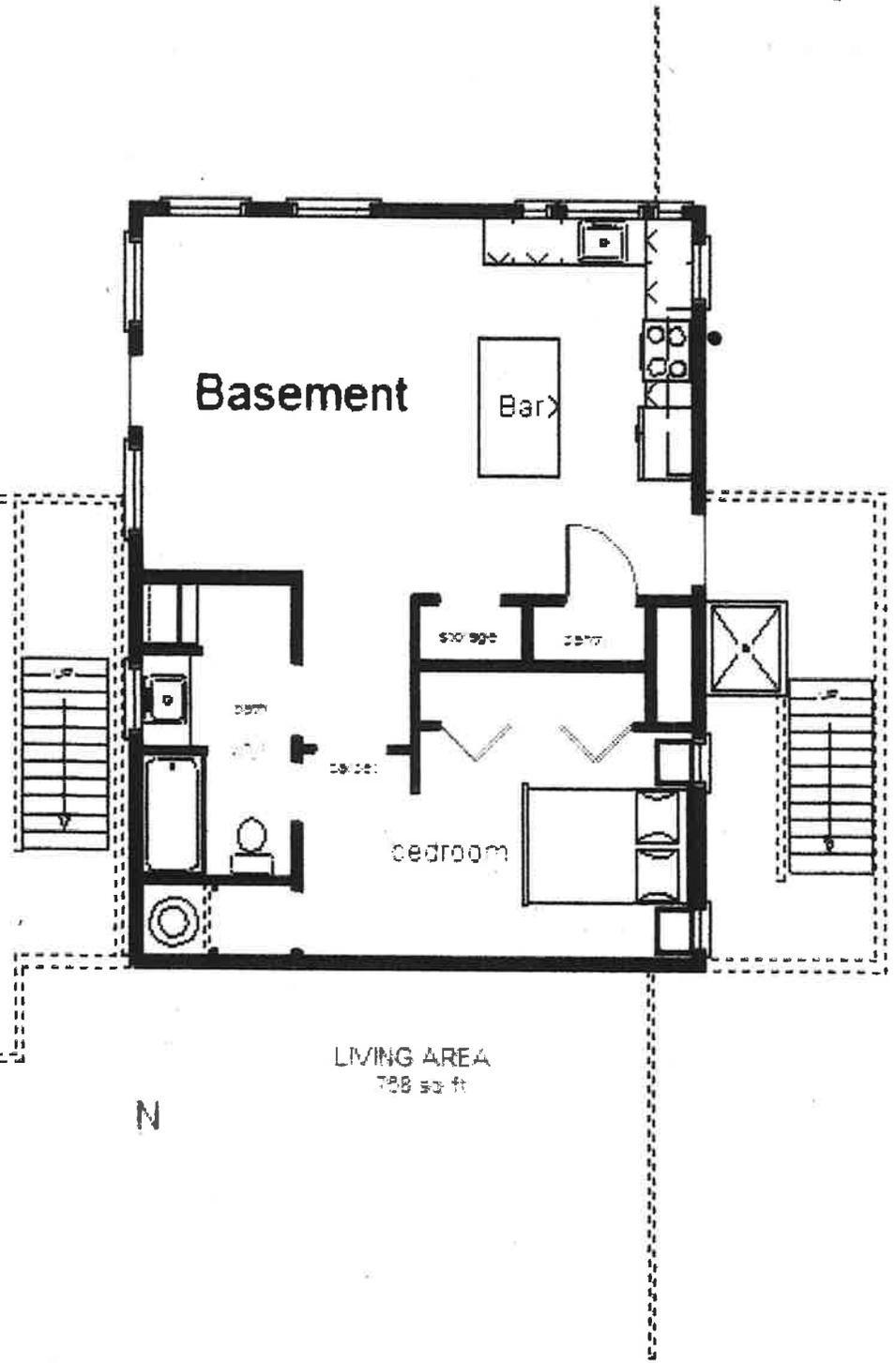
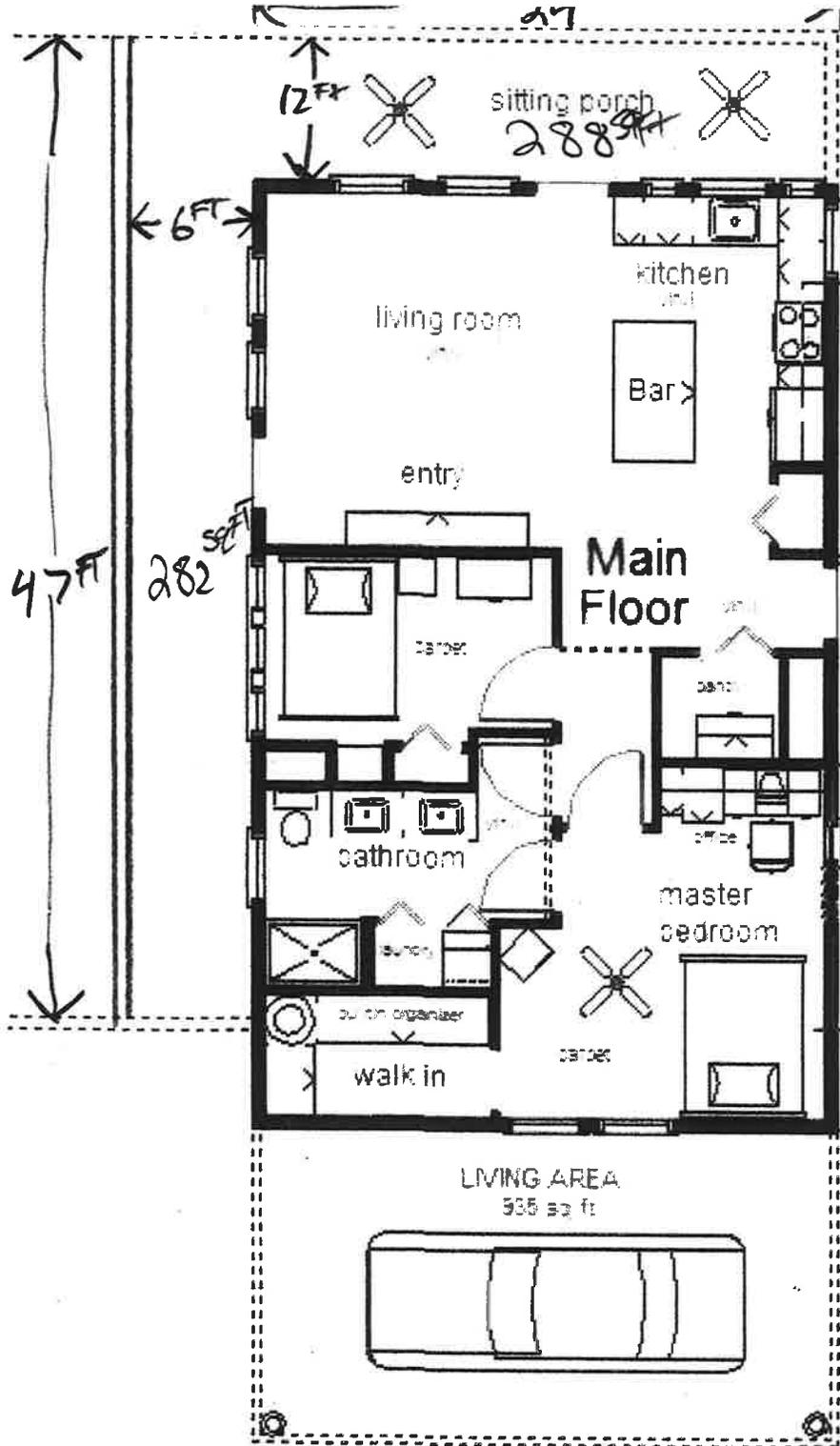
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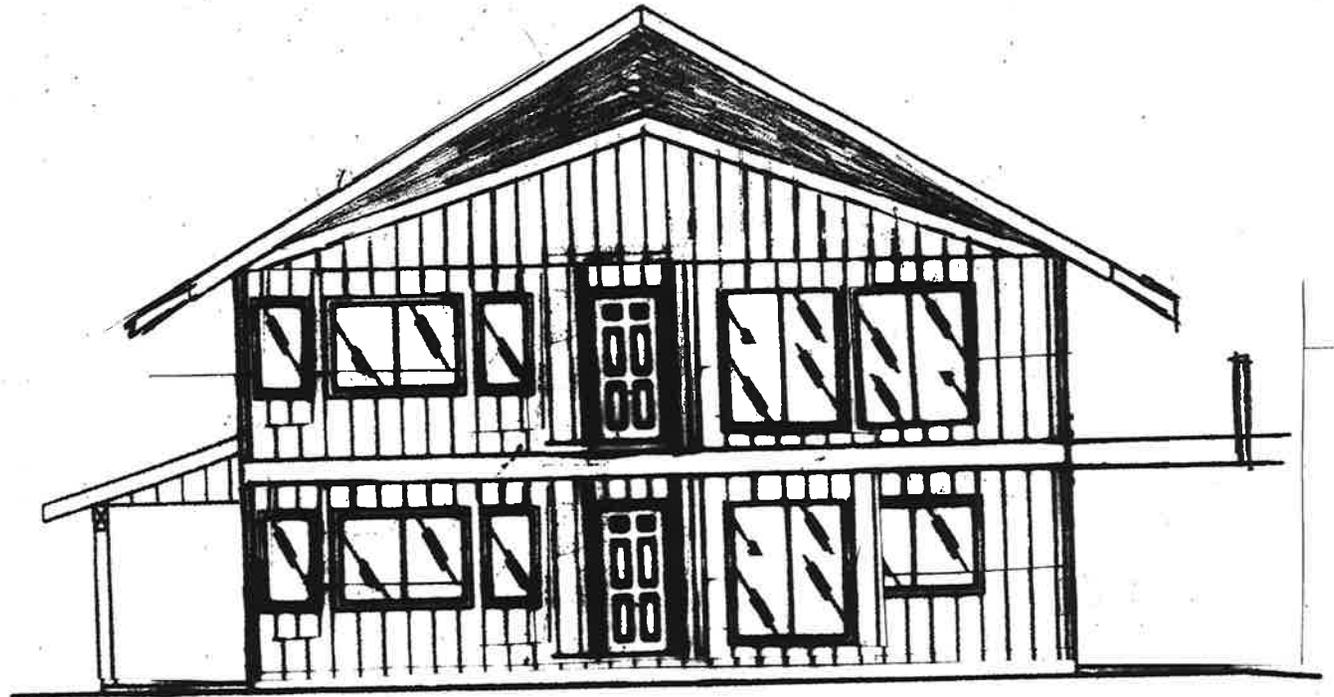
1302 Waugh Dr

Houston, TX 7719

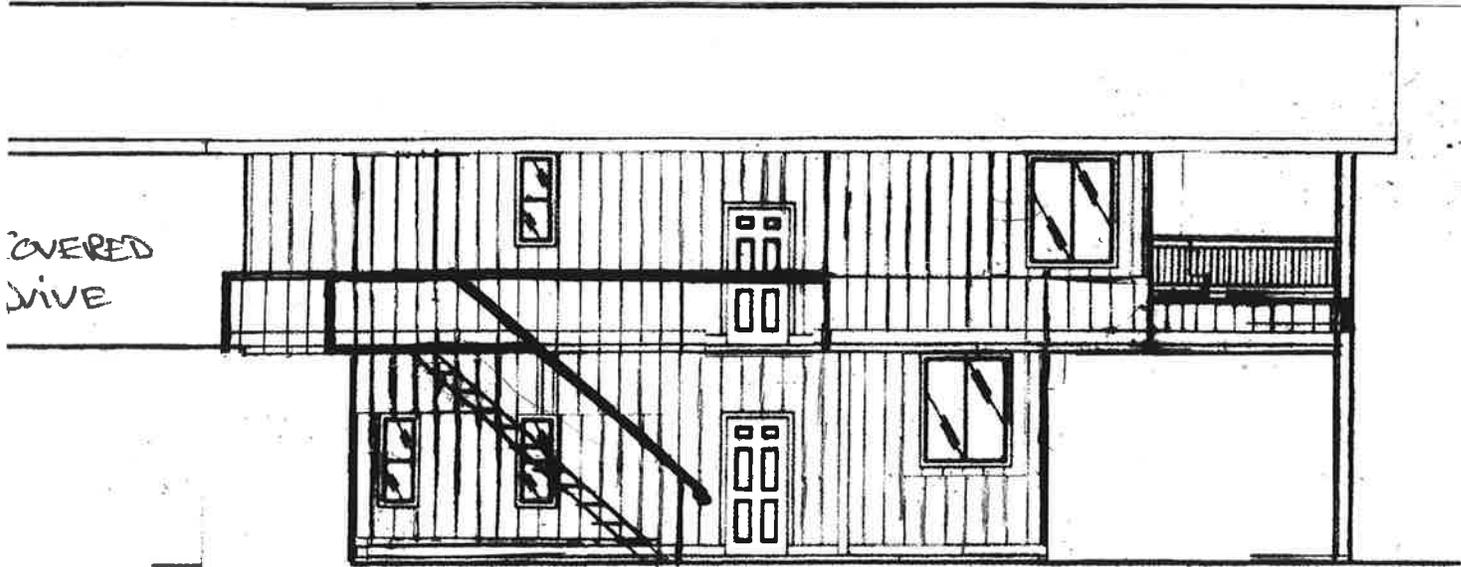
DECK SIZE



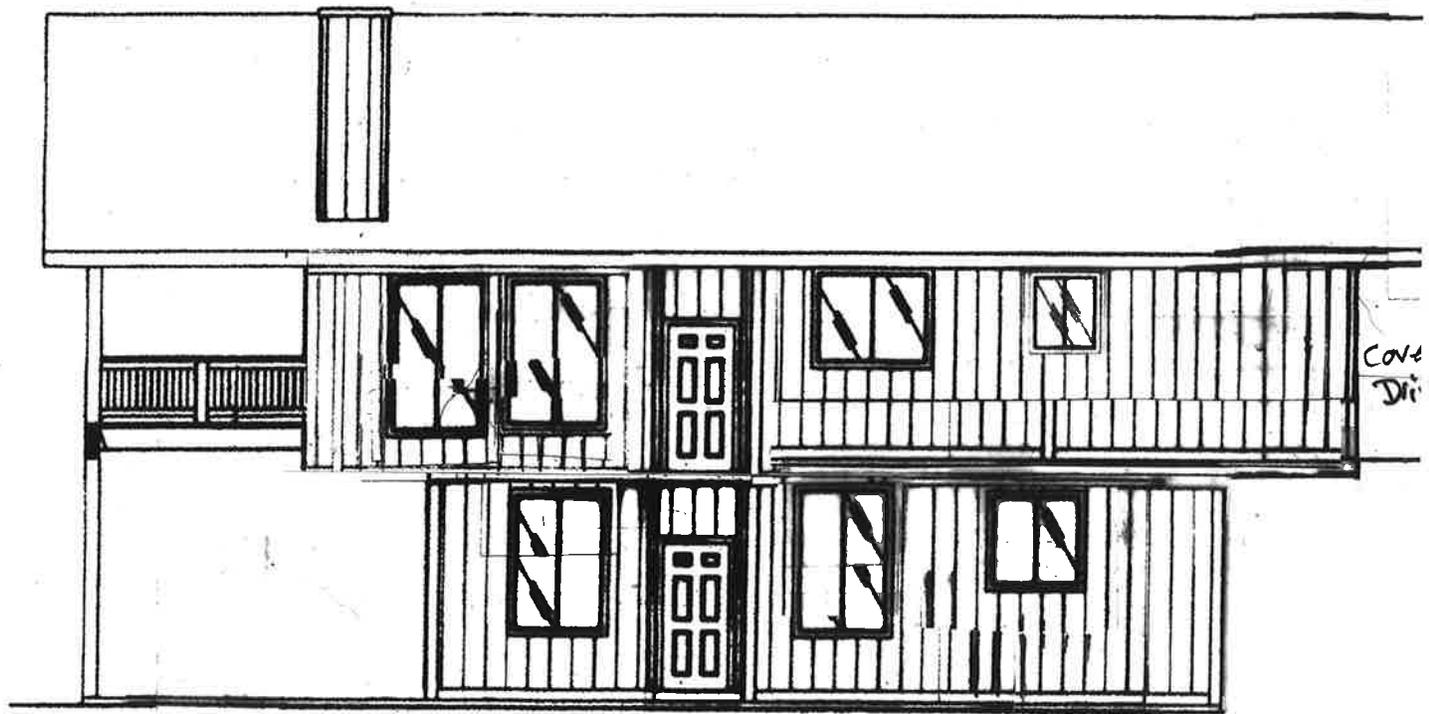




FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



Looking Towards Mt Hood
Wood Look similar to
this