Land Use Application

Applicant(s): John and Nancy Nicholas

Mailing Address: 19704 192nd Ave NE
Woodinville, WA 98077

Phone: 206-605-9123

Email: john@nicholases.com

Property Owner(s): John and Nancy Nicholas

Mailing Address: 19704 192nd Ave NE
Woodinville, WA 98077

Phone: 206-605-9123

Email: john@nicholases.com

Location of property:

Township: 3 North Range: 11 East of the Willamette Meridian

Parcel address: 10 Crestview Lane
White Salmon, WA 98672

Section & Qtr. Section: Track 4 of Short Division 79-24, in section 28

County: Klickitat

Tax Lot No(s).: 03-11-2853-0004/00

Parcel Size (acres): 6.9

Existing use of parcel:

Unused/Unfinished dwelling approved under the Gorge Commission interim rules in about 1990.

Use of adjacent parcels:

Residential and Agriculture

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.

See following page

Project Description

Summary: Build a garage and remove the unused unfinished dwelling, while retaining the right to build a dwelling on the lot in the future. The garage is to be used by the adjacent lot to the east also owned by John and Nancy Nicholas (Tract 1 SP 79-24 in NW Less RW; 28-3-11). There are currently no plans to build a dwelling on the lot this application is for.

Building Exterior: The new structure will have about a 1472ft2 footprint (46x32). Construction materials will be wood and some stone. It will be a combination of framed and log construction. The foundation and footings for the overhang will be covered with stone.
Color: The siding will be brown. Roof will be dark brown/black and will match the colors of the log house to the east. The idea is to mimic the construction and colors of the addition to the adjacent log house where the front door is. The appearance including colors will match the construction and colors in photo #1 attached.
Overhang: The area in front of the garage doors will have a roof extending about 9ft. A similar roof will extend out the back for tractor attachment storage.
Lighting: There will be lights under the overhangs pointed downward lighting the area under the roof. There will be a light outside both doors (north and south side). There will be a hooded light above the garage door on the south side.

Site Preparation: The area indicated in red will be cleared. The scrub oaks to the south west and south will not be touched. There will be gravel all the way around the garage to act as a fire block and to store tractor attachments under the roof overhang. The cleared area not covered with gravel will be planted with native grasses.

Driveway: There will be a gravel driveway to Crestview Lane about 10ft wide as shown on the site drawing. It will be a dark gravel. This was the original driveway to the existing structure, but it has been overgrown. There is a slight slope from Crestview lane to the garage, but it is in the direction the driveway is going so no cuts will be made for the driveway. There may be a slight cut on the south side where there is a slight bump in the terrain.

Utilities: There will be underground electricity and data coming from the log house to the garage. The underground water will also be brought to the garage.

Grading: There will be some minor grading around the site to prepare for a concrete slab. I would estimate the slope to be about 2%. The front of the garage is a little lower than the back.

Existing Structure: The existing structure and foundation will be removed, and the ground will be graded. Native grasses will be planted over the site.

Application checklist: The following is <u>required</u> 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

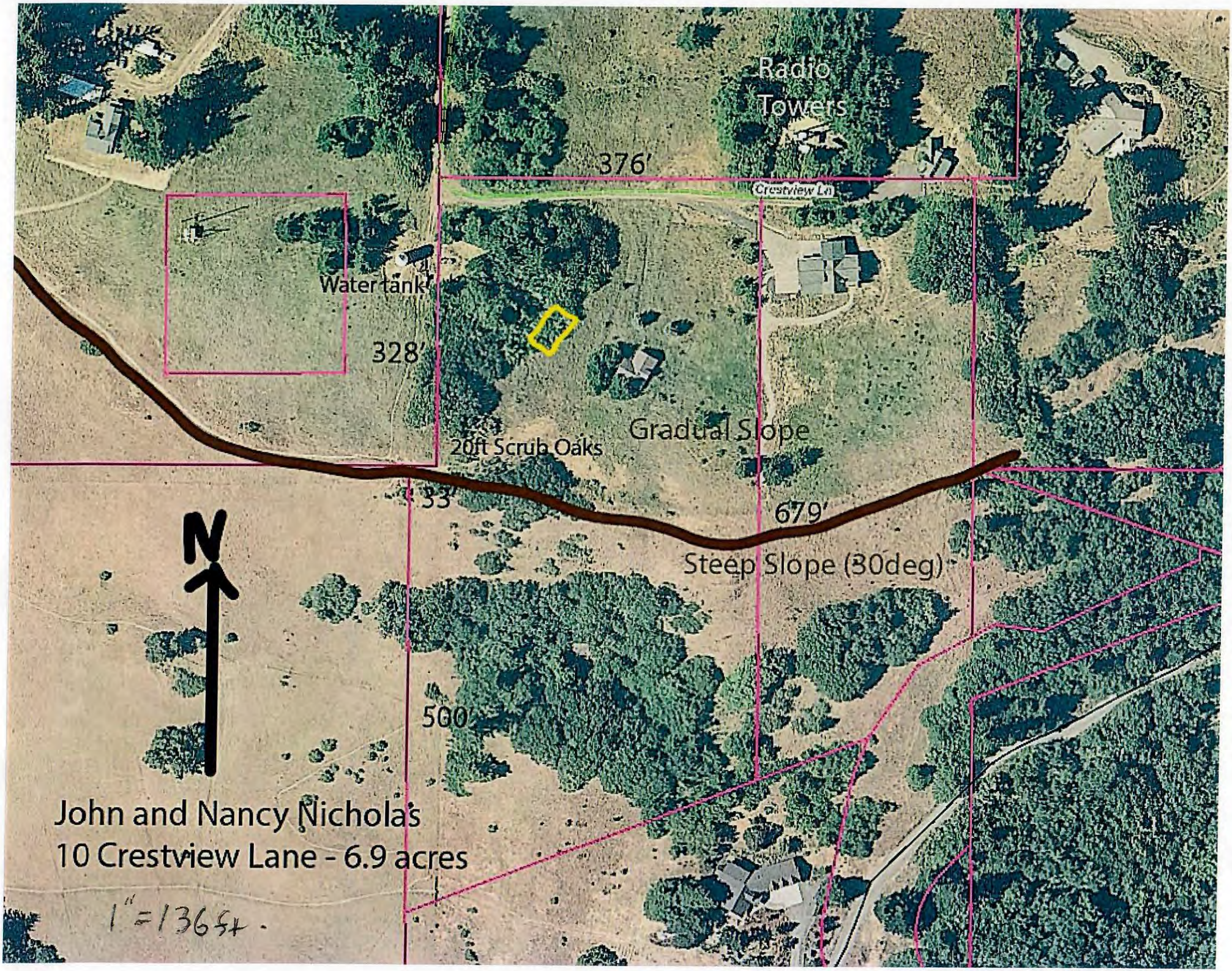
Signature of the property owner(s) indicates that the property owner(s) is/are aware that an application is being made on the subject property. **Signature of the property owner(s) also authorizes the Gorge Commission or the Commission's designee(s) reasonable access to the site in order to evaluate the application.**

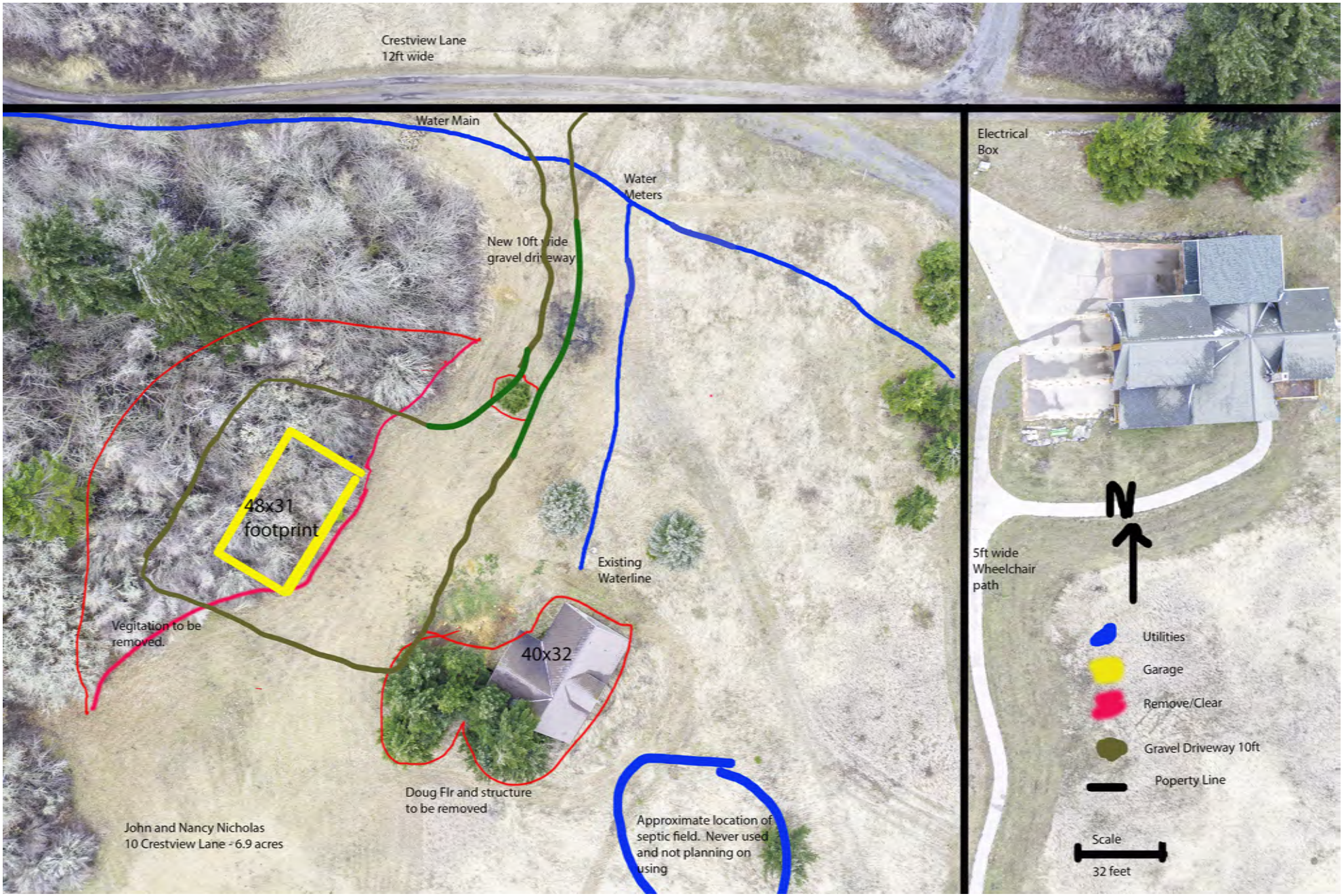
Applicant(s) signature: _____ date 2/22/2021

_____ date 2-22-2021

Property owner(s) signature: _____ date 2/22/2021

_____ date 2-22-2021


Radio Towers
376'
Crestview Ln
Water tank
328'
Gradual Slope
20ft Scrub Oaks
33'
679'
Steep Slope (30deg)
N
500'
John and Nancy Nicholas
10 Crestview Lane - 6.9 acres
1" = 136ft.


Crestview Lane
12ft wide
Water Main
Water
Meters
New 10ft wide
gravel driveway
48x31
footprint
Existing
Waterline
Vegitation to be
removed.
40x32
Doug Flr and structure
to be removed
Approximate location of
septic field. Never used
and not planning on
using
John and Nancy Nicholas
10 Crestview Lane - 6.9 acres
Electrical
Box
5ft wide
Wheelchair
path
N
Utilities
Garage
Remove/Clear
Gravel Driveway 10ft
Poperty Line
Scale
32 feet

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

Note: The distance to these viewing areas is about 5 miles or more.

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

Note: The distance to these viewing areas is about 5 miles or more.

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:

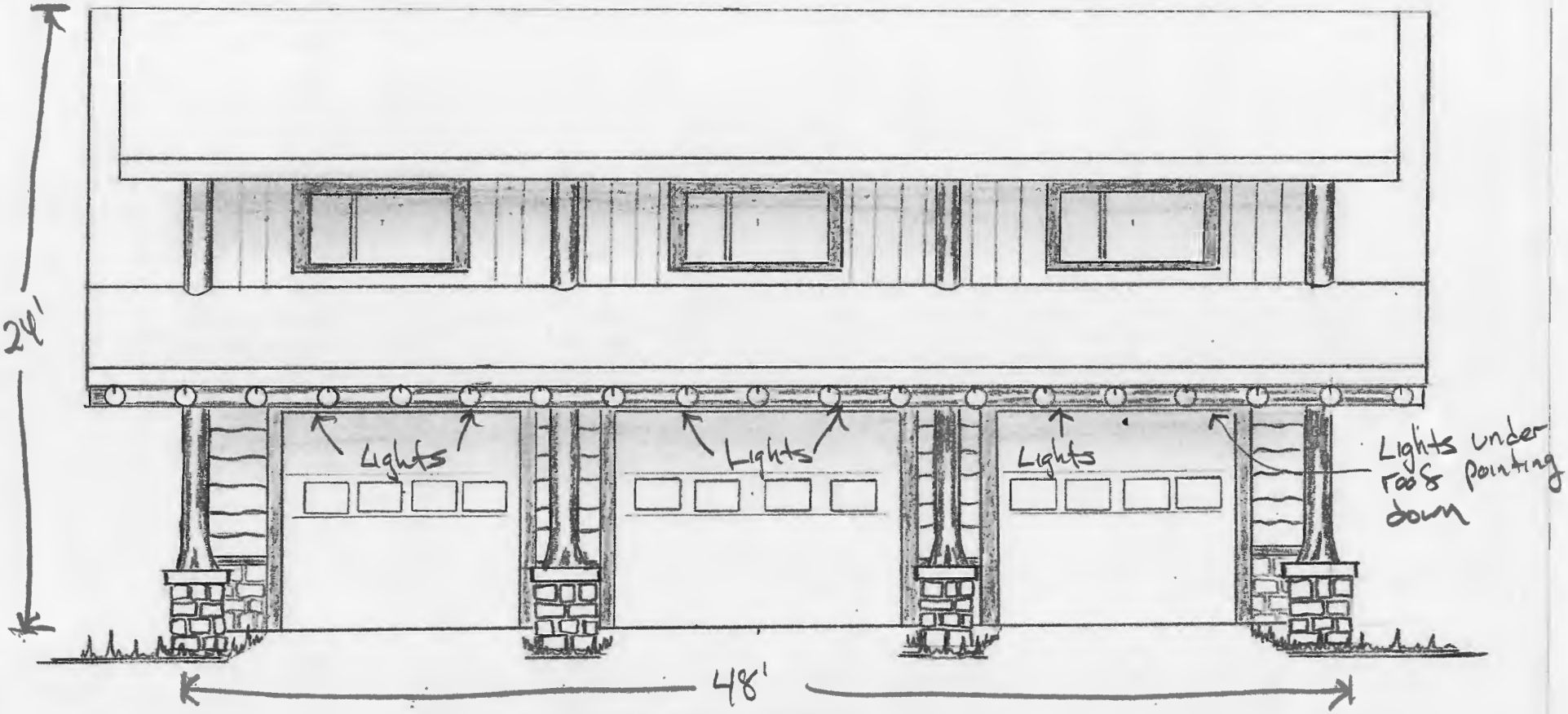
- ☐ *the appearance of proposed* buildings *over 400 square feet* in *size*
- ☐ *surrounding final grades*

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.*

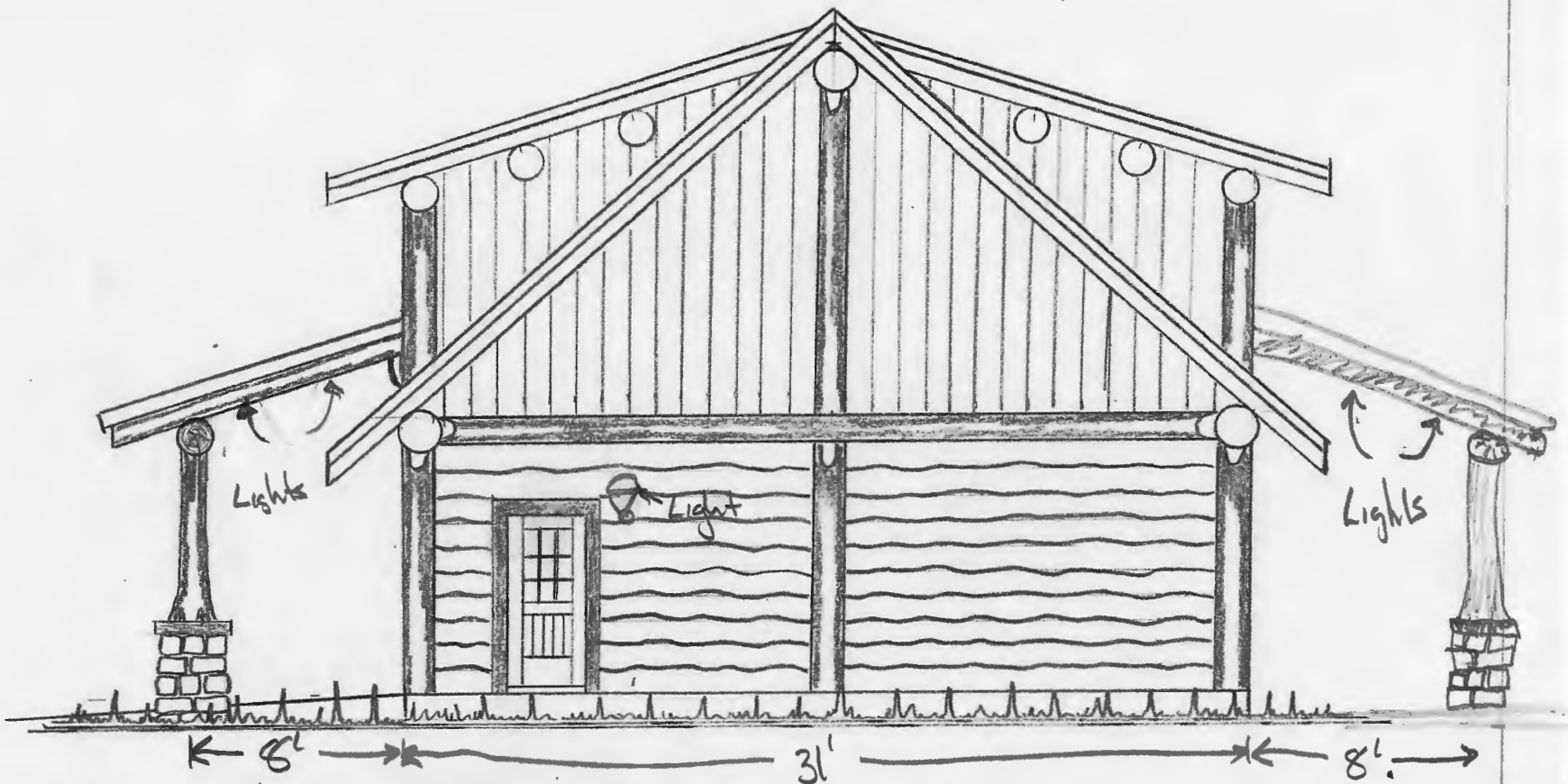
Adjacent Property Owners

Township, Range, Section, Tax Lot #	Name, Address, Email
SENWNW LESS TL'S; W 33' OF SWNENW4; TL 1 IN NENWNW; 28-3-11	CROW-DONNELL FAMILY TRUST 3414 NE 24TH AVE PORTLAND, OR 97212
TRACT 2 SP 79-24 IN NENW; 28-3-11	Daniel Hubbard 1733 SE 54TH AVE PORTLAND OR 97215
TL 4-A in SENW Less RW; 28-3-11	Lauren Boudreaux 416 NW 13TH AVE APT 404 PORTLAND OR 97209
SWNW; SW; 28-3-11	Krepps Ranch LLC 421 BZ-GLENWOOD RD WHITE SALMON WA 98672
TAX LOT 7 IN NWNW4 28-3-11	PUD #1 OF KLICKITAT COUNTY 1313 S COLUMBUS GOLDENDALE WA 98620
Tax Lot 5-A in E2NW; E2E2NENW; Less RW by AF#1141862; 28-3-11	Lee Strom 9603 47TH AVE SW SEATTLE WA 98136



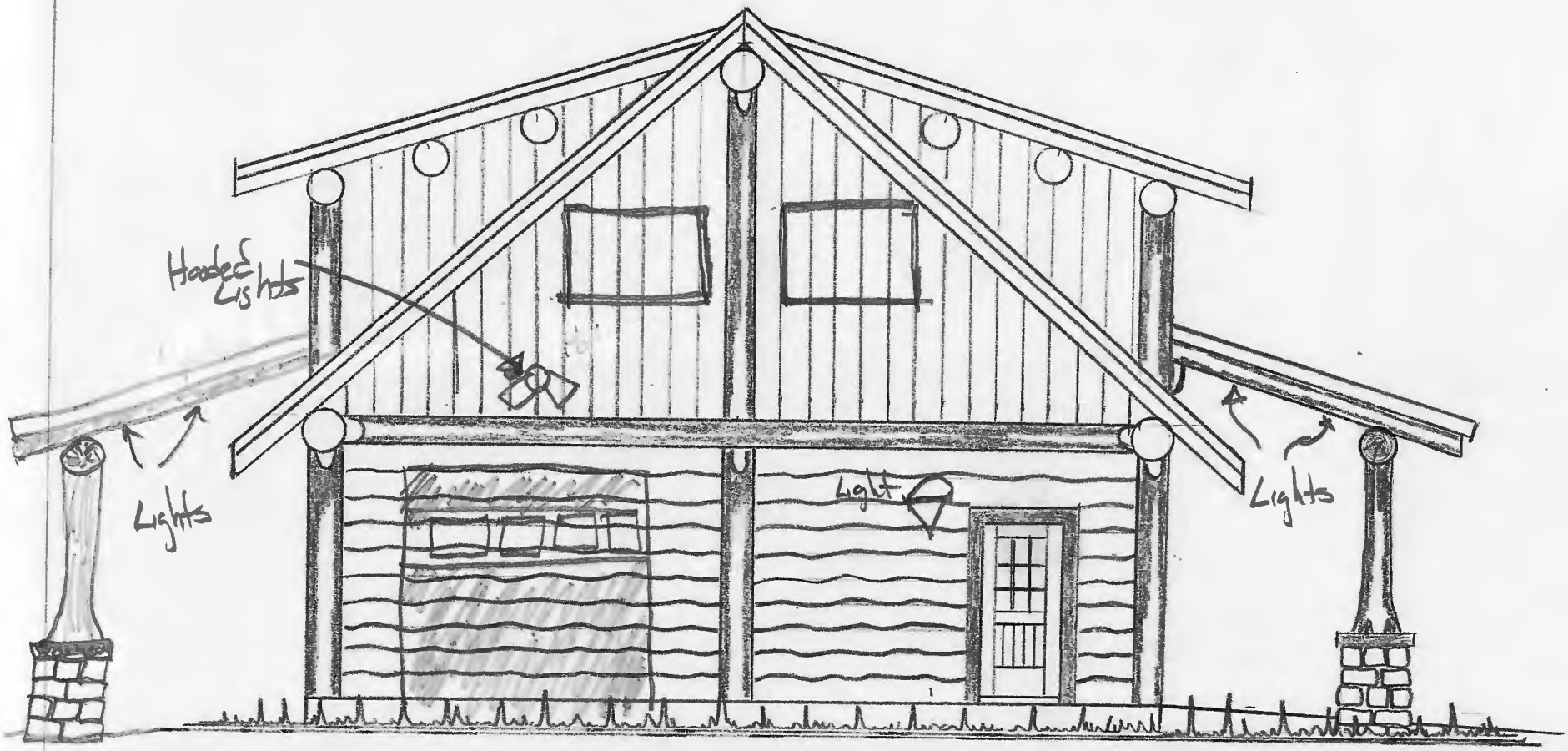
FRONT VIEW

60 SCALE



North SIDE VIEW

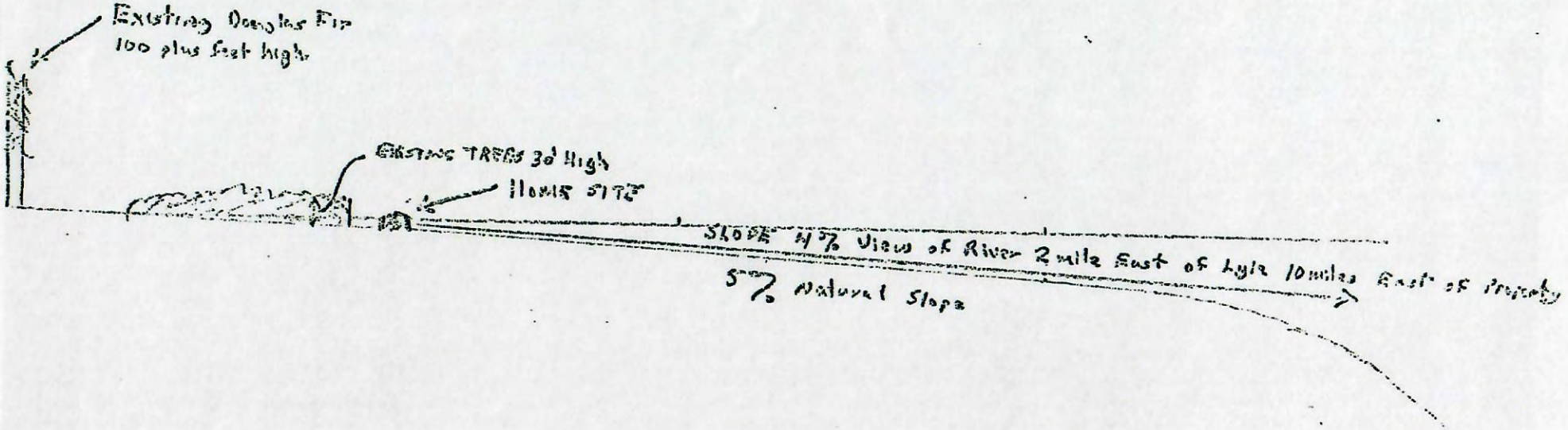
60 SCALE



South Side View

SECTION A-A

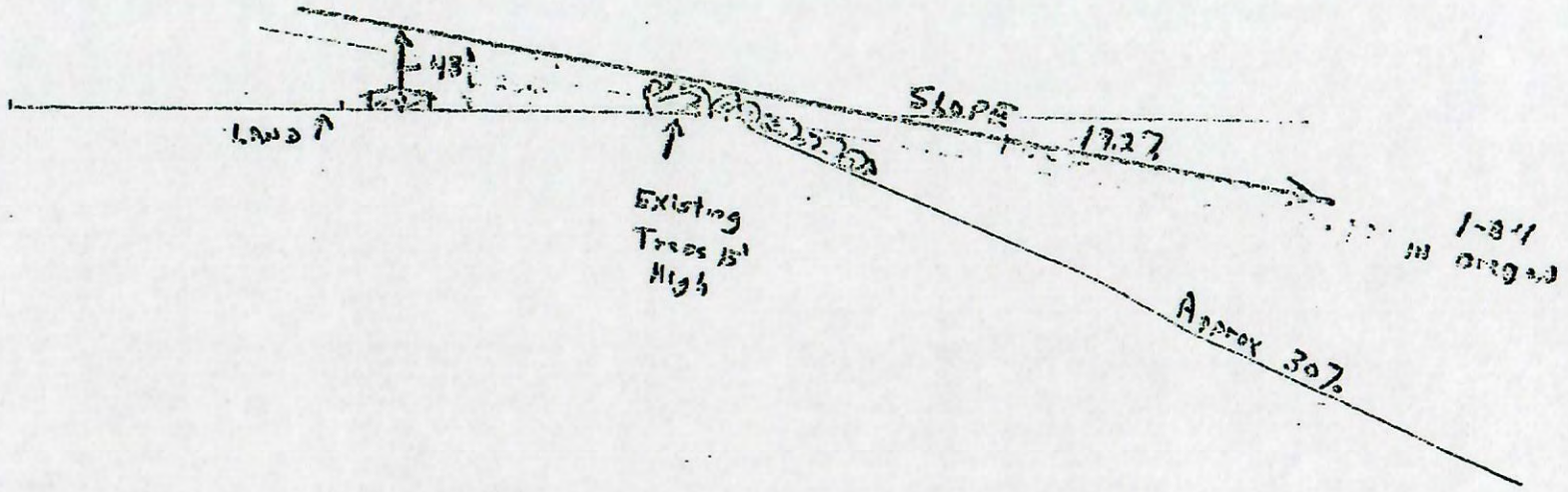
SCALE 1" = 100'



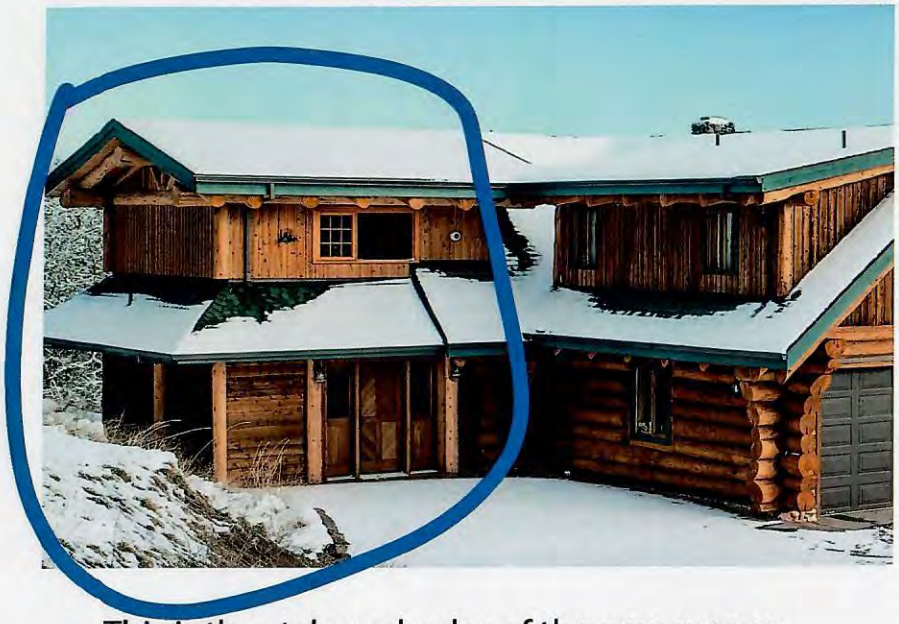
Looking East

SECTION B-B

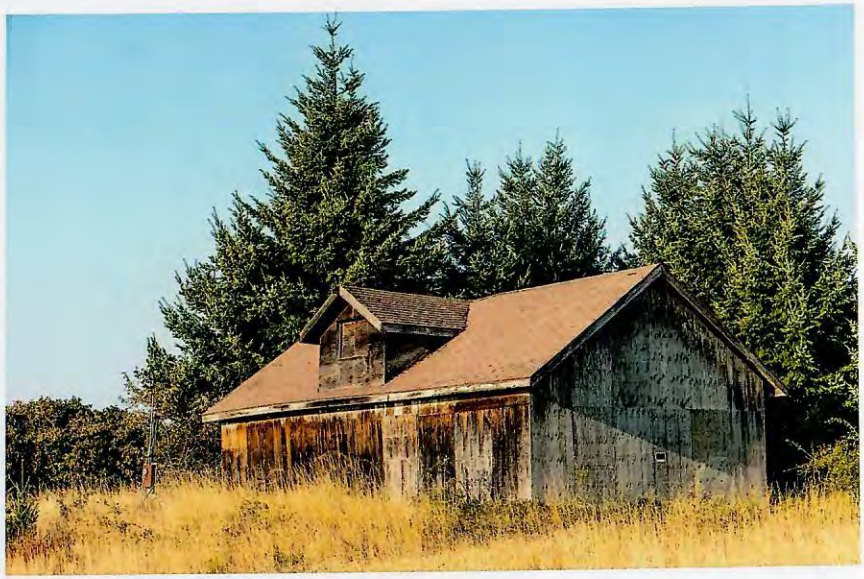
SCALE 1" = 100'



Looking South



This is the style and color of the new garage.

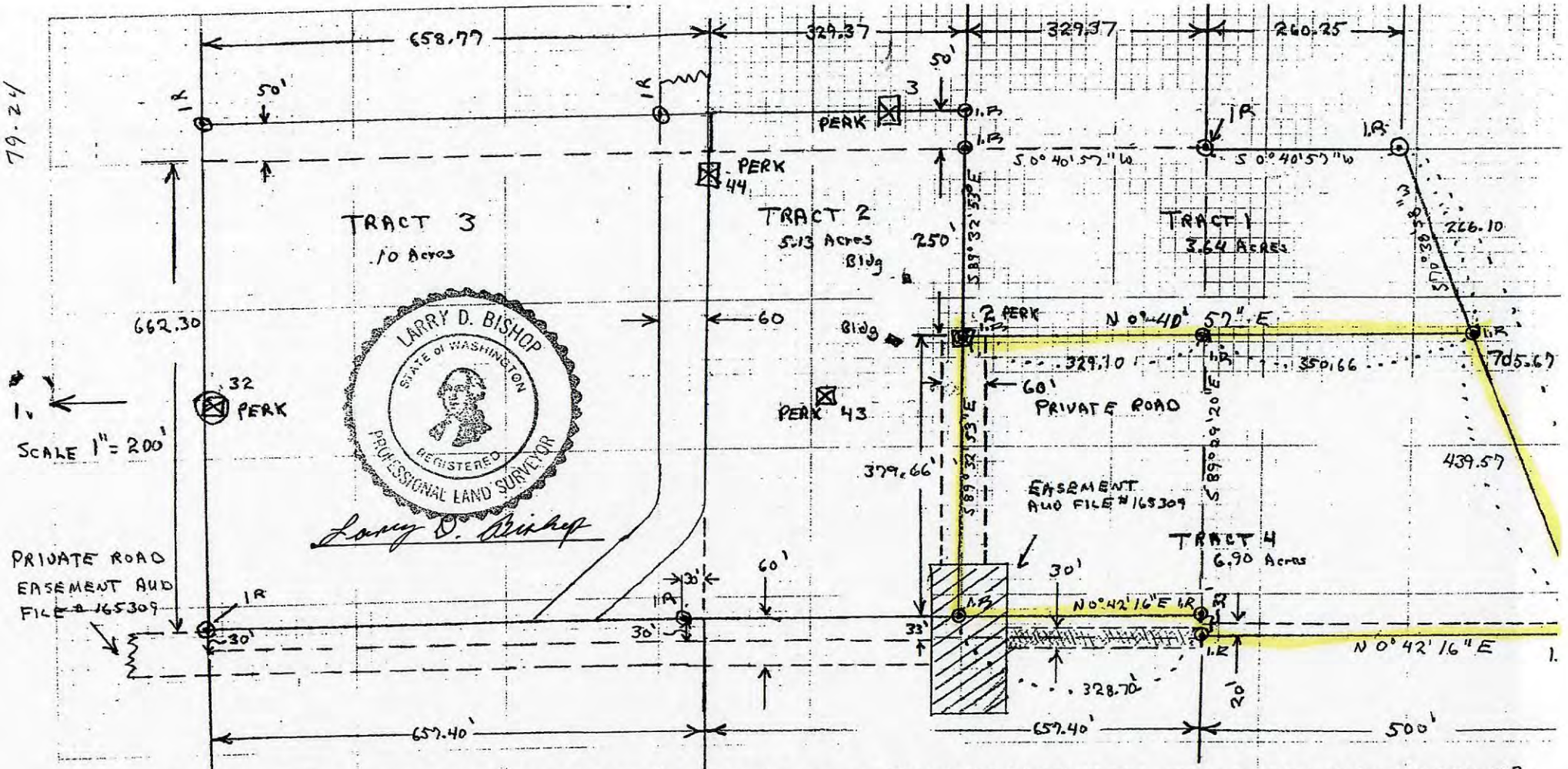


Structure to be removed.

Structure to be removed.

Site of new garage

79-24



TOTAL LEGAL: THE W½ OF THE NE¼ OF THE NW¼; EXCEPT THE WESTERLY 33 FEET THEREOF; AND THE WESTERLY 50 FEET OF THE N¾ OF THE E½ OF NE¼ OF NW¼; THAT PORTION OF THE W½ OF THE SE¼ OF NW¼ DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF THE W½ OF THE SE¼ OF THE NW¼; THENCE S 0° 42' 16" W 500 FEET ALONG THE WEST LINE OF SAID W½; THENCE NORTH 70°38'58 705.67 FEET TO THE EAST LINE OF SAID W½; THENCE NORTH 0°40'57" EAST 260.25 FEET TO THE N.E. CORNER OF SAID W½; THENCE N 89°29'20" WEST TO THE POINT OF BEGINNING ALL THE ABOVE IN SECTION 28 TWN 3 NORTH RANGE 11 E OF W.M.

TRACT 1 - THE EASTERLY 250 FEET THE SE¼ OF THE SW¼ OF THE NE¼ OF THE NW¼ SECTION 28; ALSO THAT TRACT OF LAND DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE SOUTH LINE OF THE SW¼ OF NE¼ OF THE NW¼ SECTION 28 250 FEET WESTERLY OF THE SOUTHEAST CORNER THEREOF THENCE S 89°29'20"E 250 FEET TO THE N.E. CORNER, THENCE SOUTH 0°40'57" WEST 260.25 FEET, THENCE SOUTH 70°38'58" WEST, 266.10 FEET, THENCE N 0°40'57"E, 350.66 FEET TO THE POINT OF BEGINNING.

TRACT 2 - THE N½ OF THE SW¼ OF THE NE¼ OF THE NW¼ SECTION 28, EXCEPT THE WESTERLY 33' THEREOF; ALSO THE WESTERLY 50' OF NW¼ OF SE¼ OF NE¼ OF

TRACT 3 - THE NW¼ OF NE¼ OF NW¼ SECTION 28 EXCEPT THE WESTERLY 33' THEREOF; ALSO THE WESTERLY 50' OF THE NE¼ OF NE¼ OF NW¼ SECTION 28.

TRACT 4 - BEGINNING AT THE S.W. CORNER OF THE NE¼ OF NW¼ SECTION 28; THENCE S 89°29'20"E, 33 FEET; THENCE N 0°42'16"E, 328.70 FEE THENCE S 89°32'53" E, 379.66 FEET; THENCE S 0°40'57" W, 679.76 FEET, THENCE S 70°38'58"W, 439.57 FEET TO A POINT S 0°42'16' ON THE POINT OF BEGINNING, THENCE N 0°42'16"W, 500 FEET TO THE POINT OF BEGINNING,

THE ABOVE IN SECTION 28 TOWNSHIP 3 NORTH RANGE 11 EAST OF W.M. AND TOGETHER WITH THE EASEM