

Land Use Application

Applicant(s): COR WINE CELLARS LLC Property Owner(s): OLD HWY LLC

Mailing Address: 151 OLD HWY 8
LYLE WA 98635

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LYLE WA 98635

Phone: 509 365 2744

Phone: 509 637 0295

Email: luke@corcellars.com

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Location of property:

Township: 3 NORTH Range: 12 EAST

Parcel address: 151 OLD HWY 8

Section & Qtr. Section: 28 SE Y4

County: CLICKITAT

Tax Lot No(s): 03-12-2800-0013/00

Parcel Size (acres): 22.8 acres

Existing use of parcel: Commercial winery + tasting room, vineyard, grazing, residential

Use of adjacent parcels: residential, agriculture, grazing

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.

Project is enclosure of a storage room within existing winery footprint. COR Cellars is not increasing production, but needs more storage for items currently stored outdoors, due to damage from sunlight + weather. Room is between, and connects, two existing rooms so does not increase building footprint. Room is 22' D x 39.9' W x 16.5' H to top of eave. Wood frame construction with dark stained vertical wood siding to match existing buildings. Tuck down flat matte roof w/ gravel ballast to match existing buildings. Of total ft², 300 ft² will be used for barrel storage, 300 ft² will be used for cased good storage, and 300 ft² will store harvest equipment.

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 *same as File C13-2011*
- 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: W. B. Bell date 11/25/20

COR WINE CELLARS LLC date

Property owner(s) signature: W. B. Bell date 11/25/20

M. B. Bradford date 11/25/20
OLD HAY LLC

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.

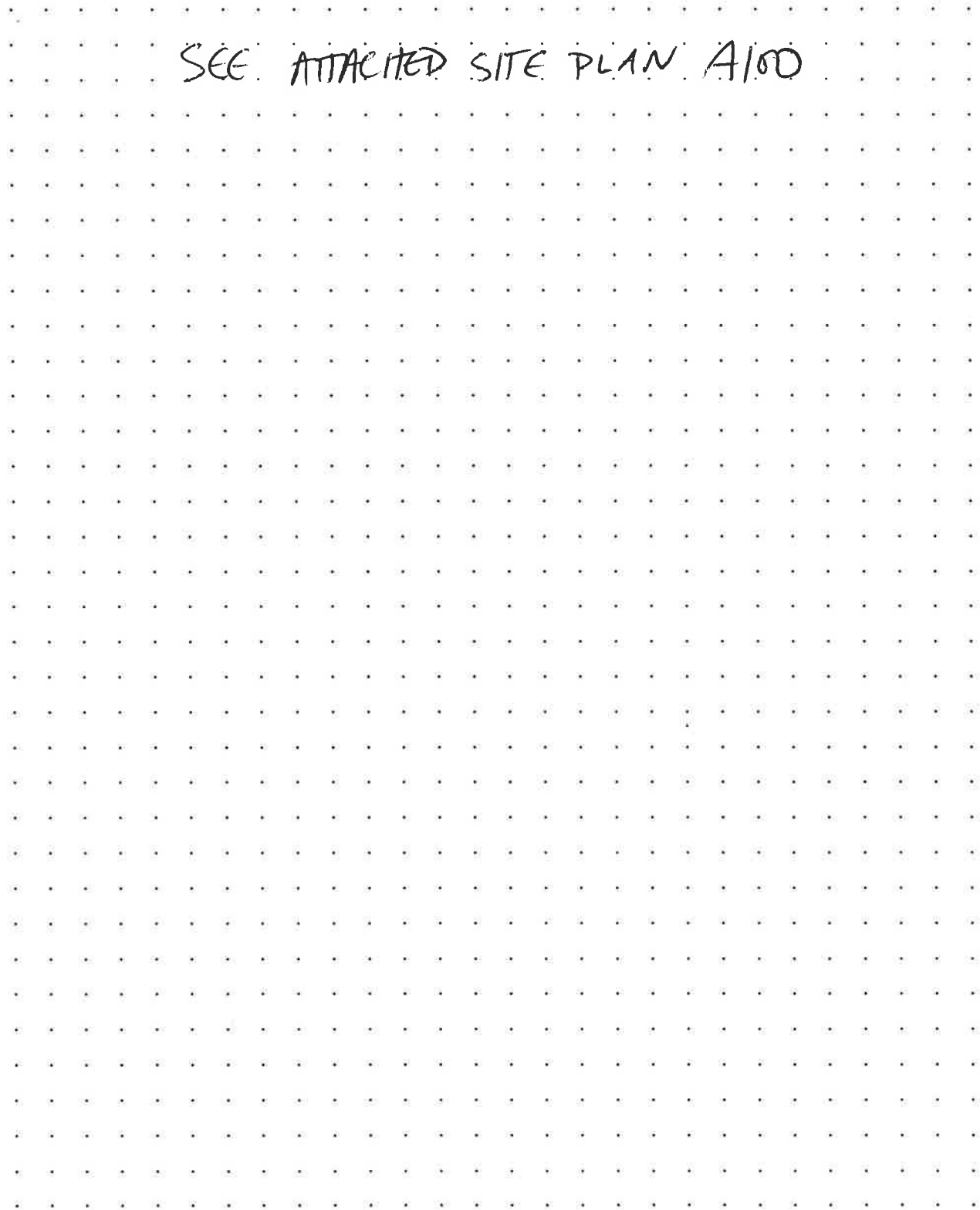
At a minimum, you must show the following features; other site plan information may be required depending on the type or location of development being proposed.

- 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

* refer to FILE C13-0011, all site plan information the same, as proposed room is within existing footprint

***Please use this template or attach a separate site plan**

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**

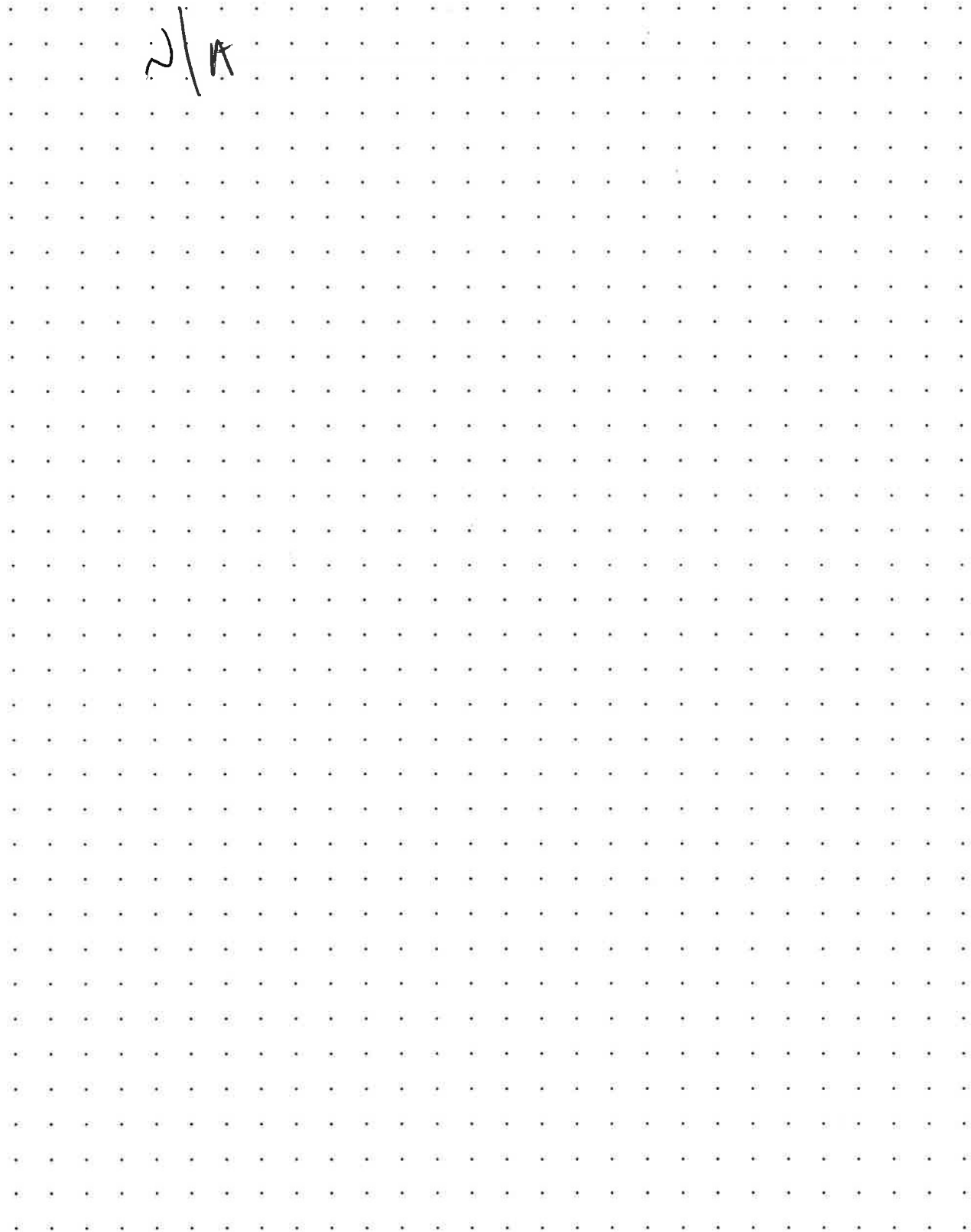
Elevations and Landscape Details:

SEE ATTACHED ELEVATION DRAWING A200

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

***Please use this template or attach a separate Grading Plan:**

Grading Plan:



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



Project Name: _____
Client: _____
Architect: _____
Date: _____
Drawing No: _____
Scale: _____

COR Cellars Addition

11100 1/2 ST. S. SUITE 100, DENVER, CO

DESIGN PHASE
EXT ELEVATIONS

ARCHITECT: goCstudio
SCALE: 1/8" = 1'-0"

A200

