

Land Use Application

62

Applicant(s): Ira Martin

Property Owner(s): Donald Toan

Klickitat Planning and Design

Mailing Address:
PO Box 441, Lyle, WA

Mailing Address:
32 Sauter Rd, Lyle, WA 98635

Phone: 541-993-0841

Phone: 503-735-7797

Email: kpd@gorge.net

Email: dontoan@netscape.net

Location of property:

Township: 3N

Range: 12E

Parcel address: 32 Sauter Rd

Section & Qtr. Section:
32 - NE ¼

County: Klickitat

Tax Lot No(s):
3123200000200

Parcel Size (acres): 20

Existing use of parcel:
Private home

Use of adjacent parcels:

Private homes or 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.

The proposed project involves placement of a simple addition onto the existing home. The proposed 14 foot x 30 foot addition to the existing living room would not increase either the width or height of the existing home, therefore creating no additional visual impact from any Key Viewing areas. The addition would utilize the same materials and colors as the existing home and as previously approved.

Details of the proposed construction are shown in the proposed building section, elevations and floor plan. Photos of the existing structure show the existing colors, materials and the home's relation to the land.

A review of Key Viewing areas would show only potentially distant views from the Columbia River, Interstate 84 and the Historic Hwy. Any of these potential views would be from many miles away. We were not able to find views of the home from any of these locations

Minimal excavation (less than 1 cubic yard) will be needed to place a number of individual pier footings similar to those currently in place. Any excavation for this purpose will only extend down to solid rock to which the foundation would be anchored. No additional grading is anticipated.

The site contains a mix of conifer trees and underbrush plants which shall remain. Creation of this addition will not require removal of any trees or plants.

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

2/22/21

date

Property owner(s) signature:



date

2/3/2021

date

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

Q312-32000P1100

DEAN'S CLERK P-90K 100, LYLE 92635

03123200000300

TUGEDORE SAWYER 33 SAWYER RD, Y/N 92635

03122907680100

FRANK SUTENS PO BOX 645, YLE, 92635

03122900001100

STEFANIE BOEN 31 SAUTER RD, WYE 78635

03122951000400

MICHAEL KUNIGER 10402 27th AVE, 616 HARBOUR 98332

03122951000300

NICKER CARROLL 3435 N. Maryland Ave, Milwaukee, WI

0312-29-7680200

HOWARD JOHNSTON PO BOX 447 DUESPORT, 98617

Dept of Wildlife

DEPT OF TRANSPORTATION

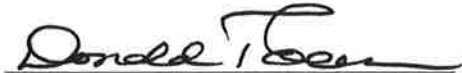
Columbia River Gorge Commission
White Salmon, Washington

February 2, 2021

Re: Proposed Home Addition
32 Sauter Road
Lyle, WA 98635

Please consider this letter as my authorization for Ira Martin of Klickitat Planning and Design to act as my agent in submitting the application to your office for a proposed addition to my existing home.

Thank you for your cooperation,

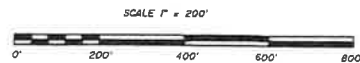
A handwritten signature in black ink, appearing to read "Donald Toan", written over a horizontal line.

Donald Toan
32 Sauter Road
Lyle, WA 98635

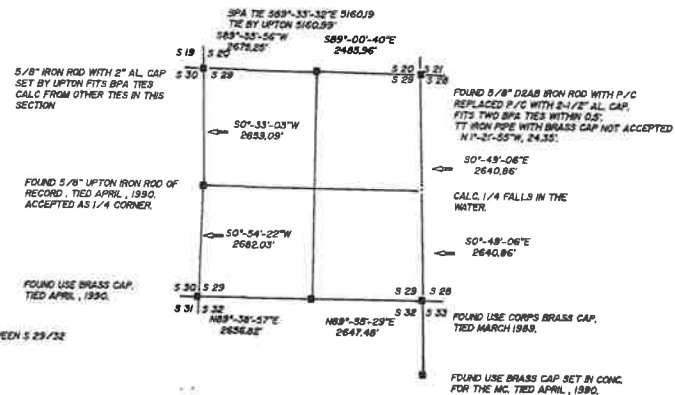
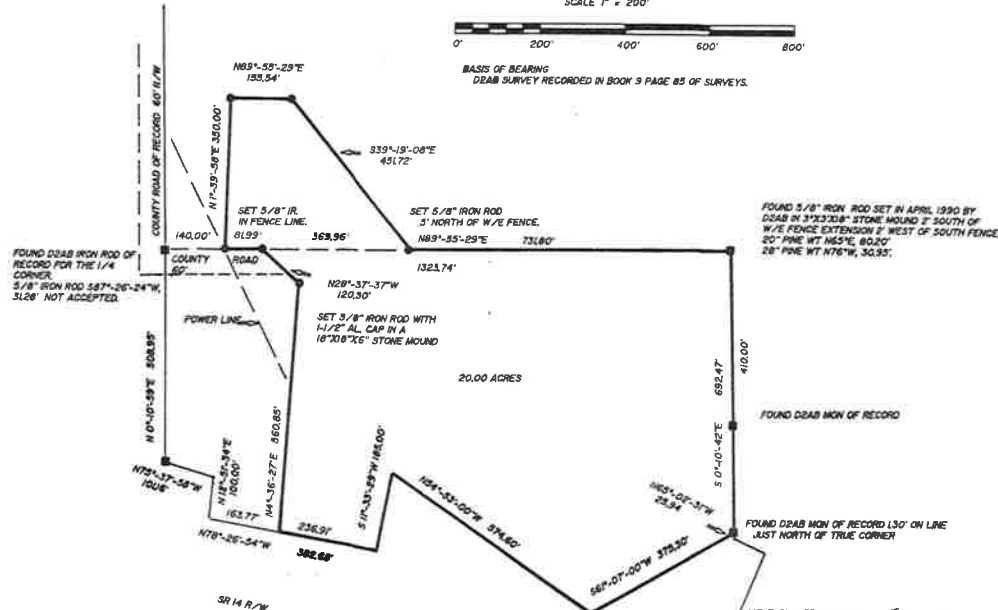
Phone 503-735-7797
dontoan@netscape.net

**SURVEY FOR DENNIS CLARK IN NE 1/4 SECTION 32 T3N R12E AND
SE 1/4 OF SECTION 29 T3N R12E, WM. IN KLIKITAT COUNTY, WA.**

DESCRIPTION OF THE TOTAL PARCEL 20 ACRES
THE POINT OF BEGINNING BEING THE 1/4 BETWEEN S 29/32 WHICH
IS AN 5/8" IRON ROD WITH 2-1/2" AL. CAP.
THENCE N89°-55'-29"E, 140.00' ALONG THE SECTION LINE TO THE
TRUE POINT OF BEGINNING.
THENCE N 1°-39'-58"E, 350.00'
THENCE N89°-55'-29"E, 133.54'
THENCE S39°-19'-08"E, 451.72'
THENCE N89°-55'-29"E ALONG THE SECTION LINE 731.80' TO THE E 1/4 BETWEEN S 29/32
THENCE S0°-40'-42"E, 692.47' ALONG THE 1/4 LINE
THENCE N89°-55'-29"W, 236.91' ALONG THE R/W
THENCE S60°-07'-00"W, 375.30'
THENCE N54°-43'-00"W, 574.60' ALONG THE R/W
THENCE S 1°-33'-29"W, 185.00'
THENCE N78°-35'-54"W, 236.91' ALONG THE R/W
THENCE N 4°-36'-27"E, 560.89' TO AN IRON ROD
THENCE N28°-37'-37"W, 120.30' TO THE SECTION LINE
THENCE S69°-55'-29"W, 81.99' TO THE POINT OF BEGINNING.



SCALE 1" = 200'
BASIS OF BEARING
DEAB SURVEY RECORDED IN BOOK 9 PAGE 85 OF SURVEYS.



LEGEND
● SET 5/8"x30" IRON ROD WITH 1-1/2" AL. CAP.
● SET 1-1/2"x30" IRON PIPE OR A 7/8"x30" IRON ROD WITH 2-1/2" BRASS OR AL. CAP.
● FOUND MONUMENT OF RECORD
— FENCE LINES FROM TIES NEAR CORNERS
W.T. WITNESS TREES (SCRIBED) WITH NAUL APPROXIMATING THE CENTER
B.T. ORIGINAL OLD BEARING TREE
/ / (OLD DISTANCE OR ANOTHER SURVEYOR'S DISTANCE OR DEED CALL)

EQUIPMENT: 6" TOTAL STATION, CLOSED LOOP, CAL. FEB. 1990, CLOSURE
BY LEAST SQUARES, MAIN LOOP IN SECTIONS 27, 28, 29 AND 32, 33, 34, 1/416363, 0.353"

REFERENCES:
G.L.C. NOTES, SURVEYS VOL. AND PAGE,
DEAB SURVEY BK 9 PAGE 85
LUTON SHORT PLAT 62-40
BK 2 PAGE 90 OF SURVEYS
1882 COUNTY ROAD NOTES
SR 14 PROFILE SHEETS

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER
MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY
RECORDING ACT AT THE REQUEST OF DENNIS CLARK IN NOV. 1990.

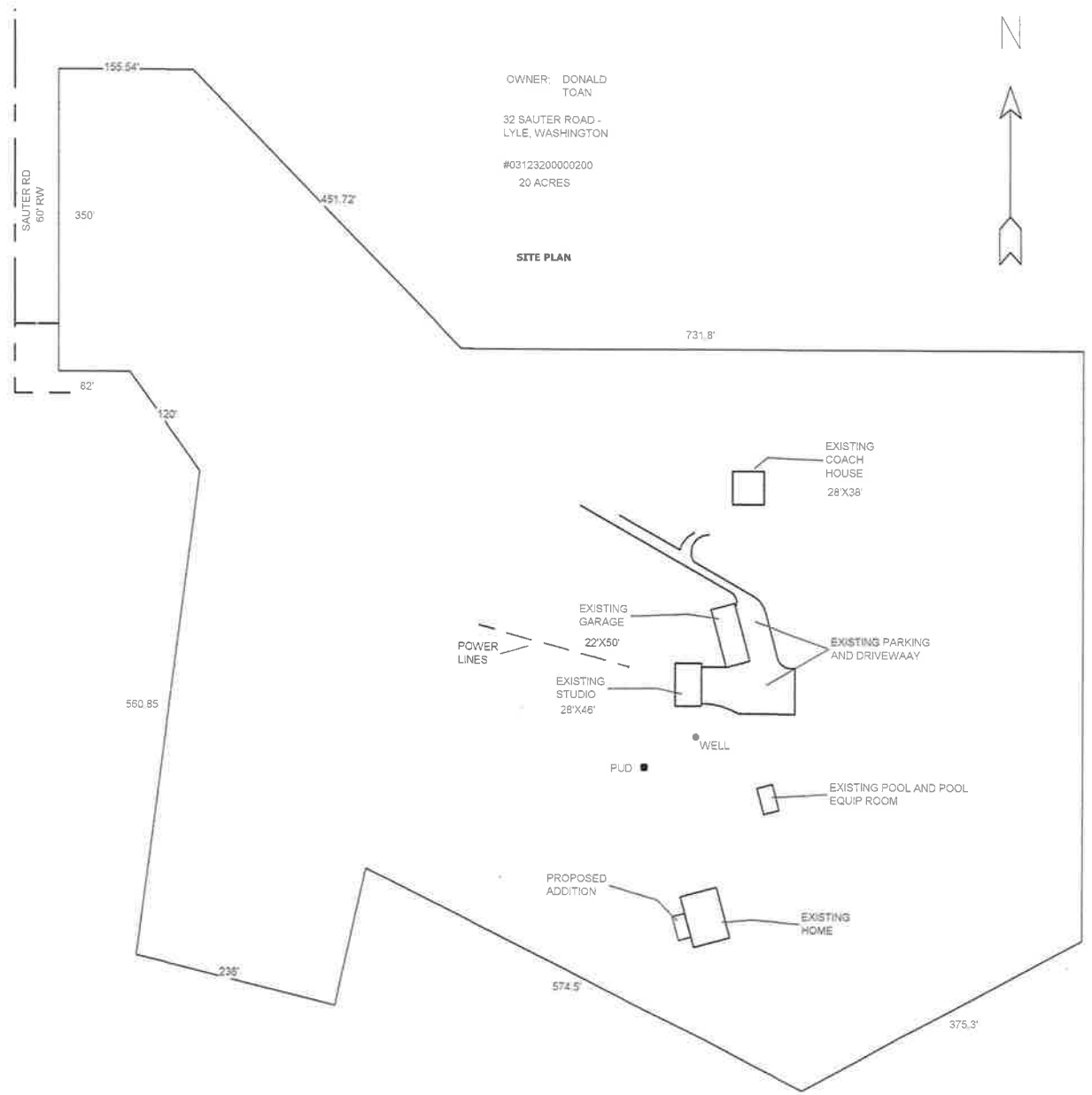
"BUILDING PERMITS WILL NOT BE ISSUED ON LOTS WITHIN THIS PLAT
UNTIL A CERTIFIED WRITER SUPPLY IS PROVIDED."

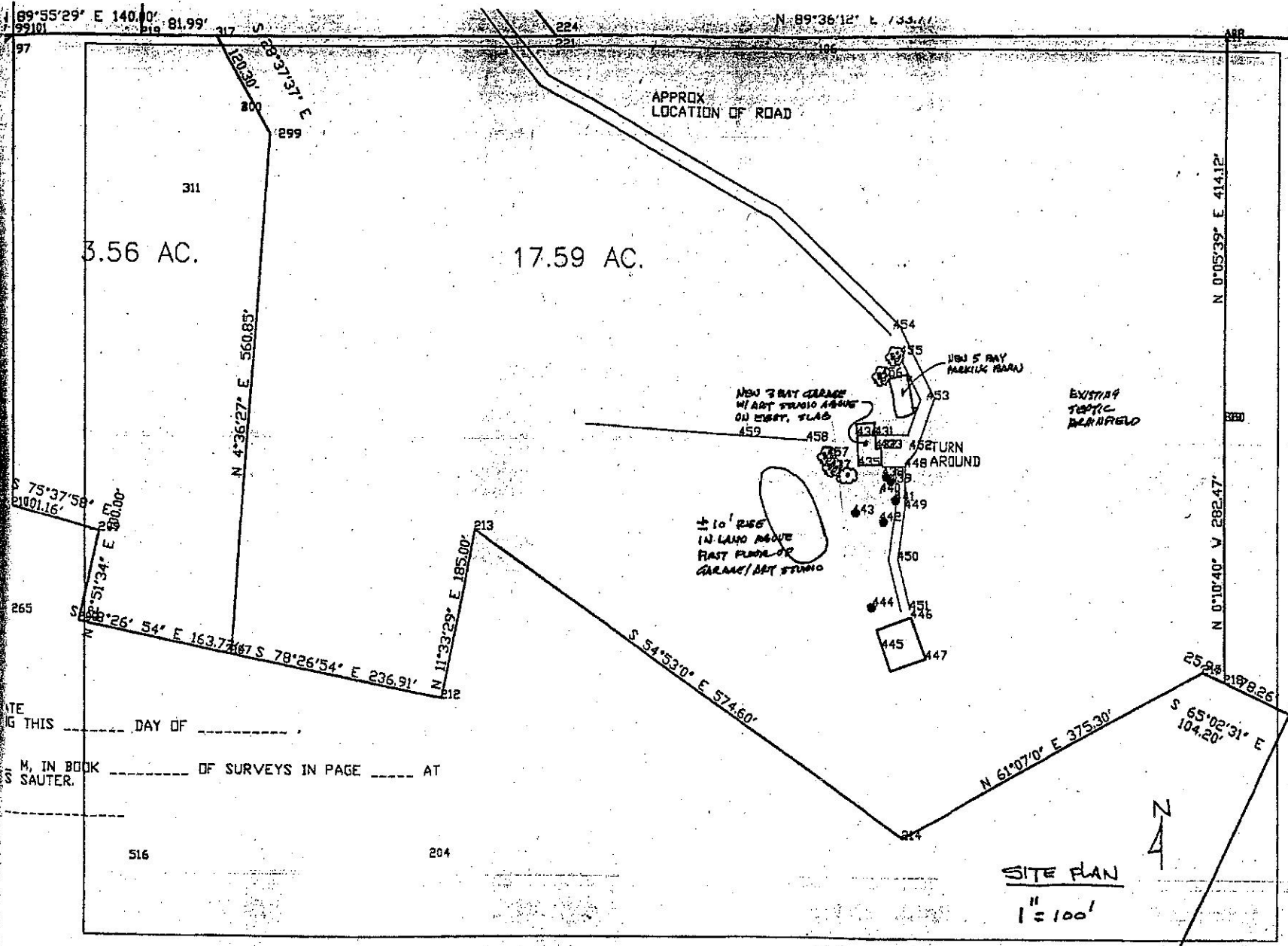
Dennis Peoples
DENNIS R. PEOPLES R.L.S. 25562
DATE DEC 11, 1990.



D2AB SURVEYING INC
22 COTTONTAIL RIDGE ROAD
WHITE SALMON, WA. 98672
PHONE NO. 493 3376

AUDITOR'S CERTIFICATE
FILED FOR RECORDING THIS 9TH DAY OF Feb., 1991, AT KLIKITAT, WA. IN
BOOK 9 OF SURVEYS PAGE 17 AT THE REQUEST OF DENNIS CLARK
James J. Evans
COUNTY CLERK 221595





ARTHUR
LASEN
ARCHITECT
PC

408 columbia avenue
hood river, or 97031
tel (541) 386-5431
fax (541) 387-3241

TOAN RESIDENCE
Don and Linda Toan
LYLE, WASHINGTON

Site Address: 32 Sauter Road
Lyle, Washington

SITE PLAN
X
Date: 4/19/01
Job No.: 11701

A2

SITE PLAN
1" = 100'

DATE _____ DAY OF _____
THIS _____
M, IN BOOK _____ OF SURVEYS IN PAGE _____ AT
S SAUTER.

SOUTHWEST WASHINGTON HEALTH DISTRICT

INDICATE ON PLOT PLAN SKETCH

- ☐ Building: size & location
- ☐ Driveways and patios
- ☐ Water systems and pipes
- ☐ Domestic drinking water supplies within 100' of property.
- ☐ Bodies of water within 100' of property (Including seasonal)
- ☐ Property size, property lines
- ☐ Adjacent roads, (Including names)
- ☐ Surface drainage (Show direction of slope)
- ☐ Location of septic system with initial and reserve areas.
- ☐ Location of test holes (Proposed drainfield area)
- ☐ Please Read Reverse side of form.

Applicant name

Randy Orzech

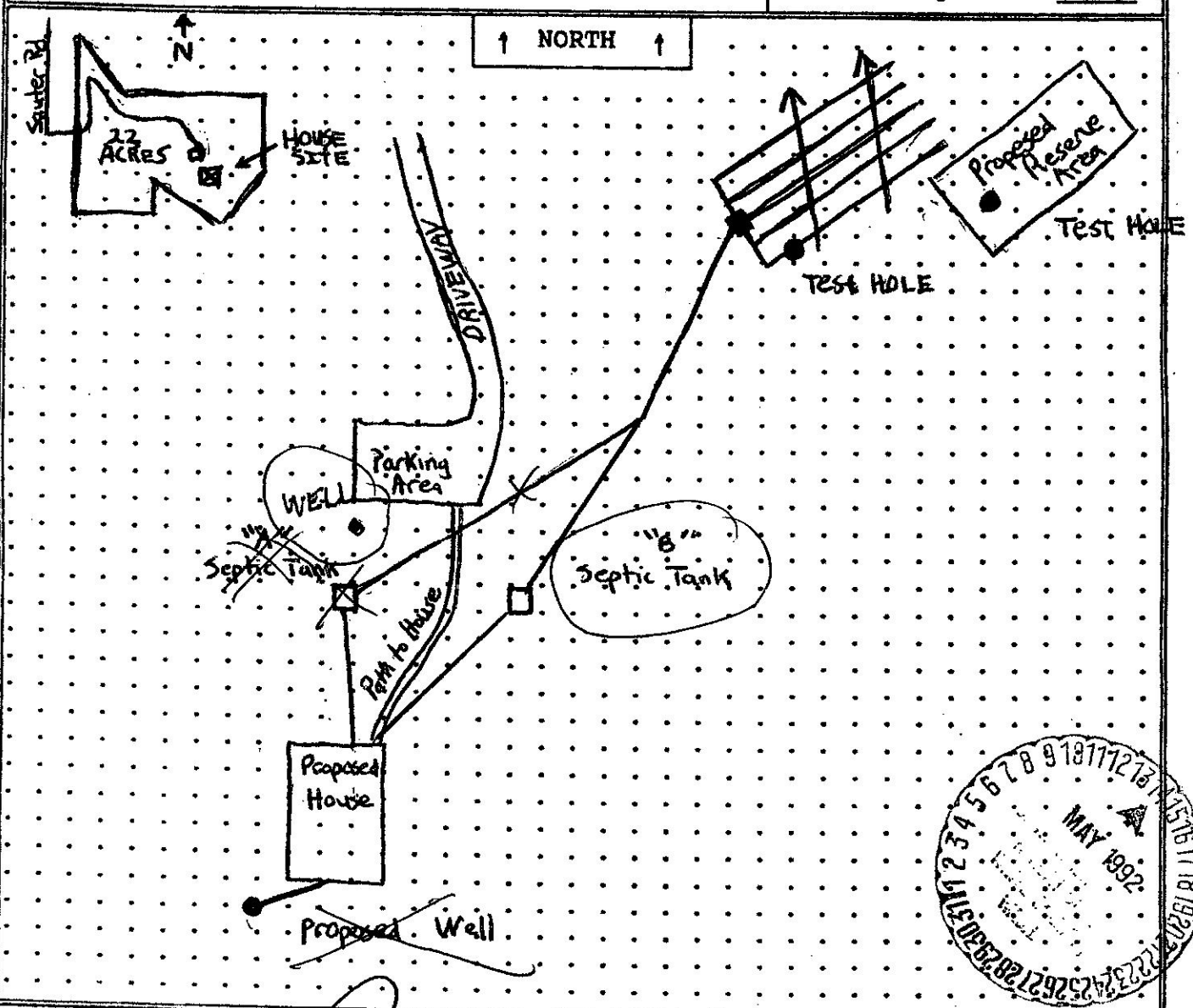
Site Address

Sauter Rd Lyle WA
(end of the Rd)

ID#

Tax serial#

Scale: 1 square = 10'



PLOT PLAN AND ACKNOWLEDGE THAT I HAVE READ THE REVERSE SIDE OF THIS SHEET

COMPLETED BY:

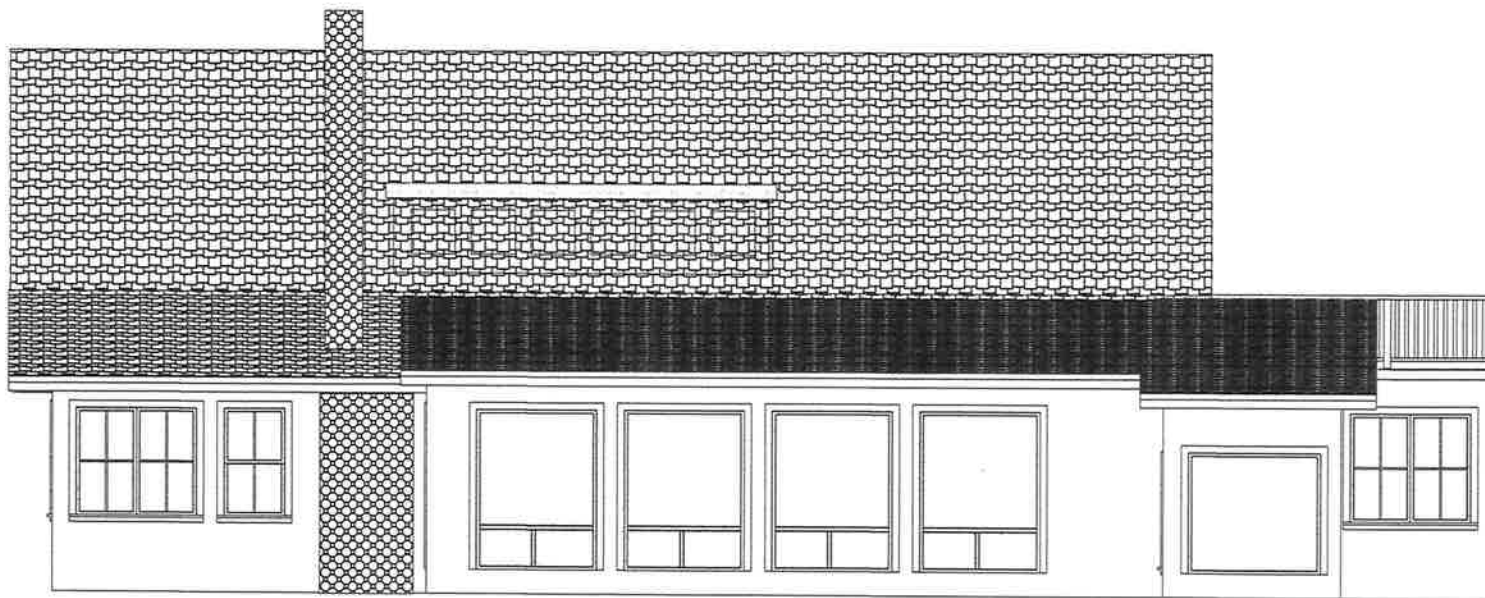
DATE:

4/28/92

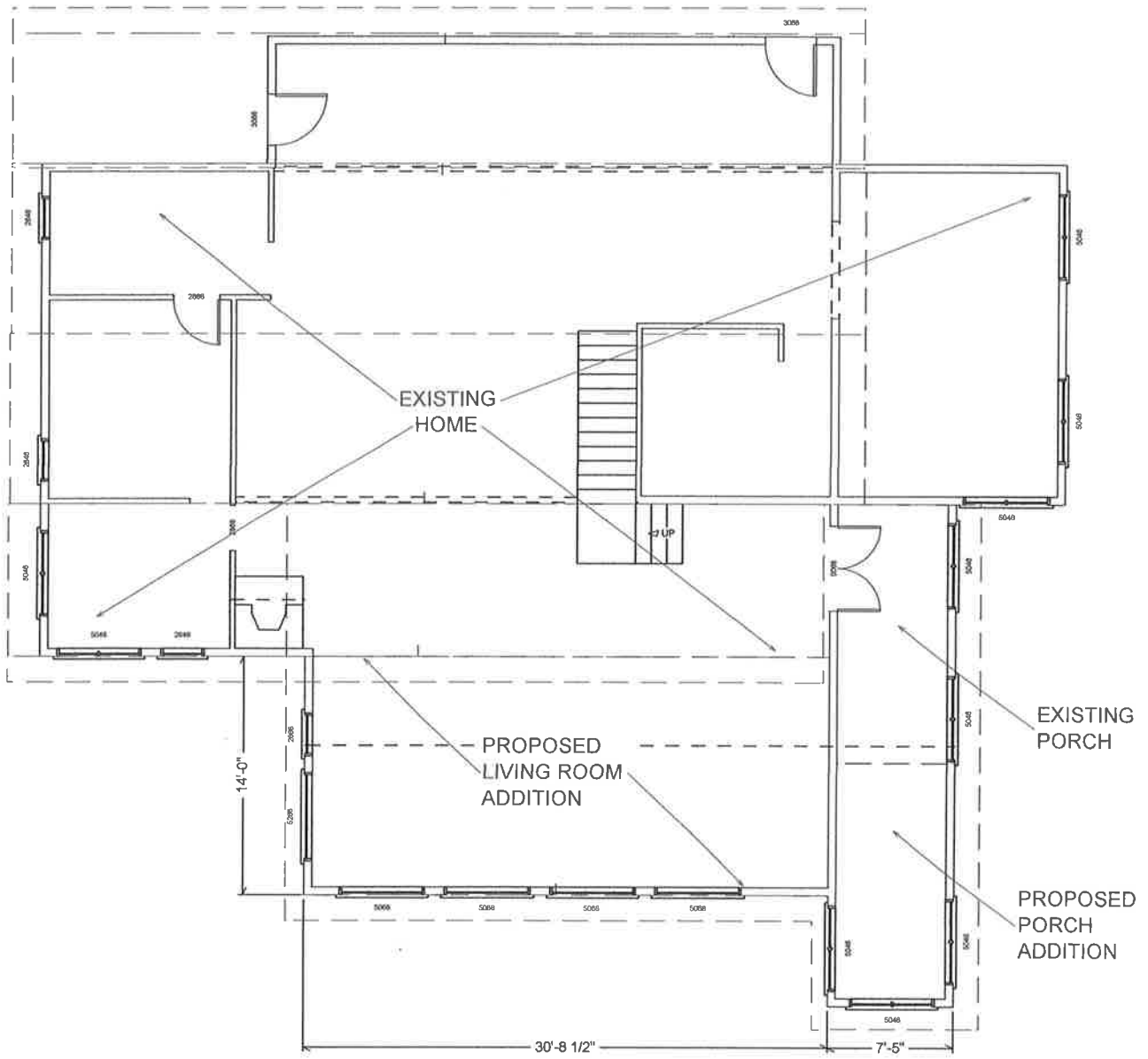




SOUTH ELEVATION - PROPOSED



WEST ELEVATION - PROPOSED



FLOOR PLAN

