

Land Use Application

RECEIVED

DEC 14 2021

Columbia River Gorge Commission

Applicant(s):

Lori Hendren; Semen Kharif

Property Owner(s):

Lori Hendren; Semen Kharif

Mailing Address:

6501 SE Riverside Drive, Vanc.,
WA 98661

Mailing Address:

same

Phone: 503-260-0328

Phone: 503-810-2558

Email:

slkharif@yahoo.com

Email: lori@heritagespecialtyfoods.com

Location of property:

Township: 3 North

Range: 11 East

Parcel address: 250 Courtney Road
White Salmon, WA 98672

Section & Qtr. Section:

N2NENENE; SWNENENE;

County: Klickitat

Tax Lot

No(s): 03113300000

Parcel Size (acres): 10

Existing use of parcel:

Residential and Small Scale
Agriculture

Use of adjacent
parcels:

Residential and US Forest Service

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.

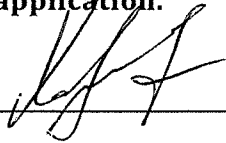
See Attached

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:

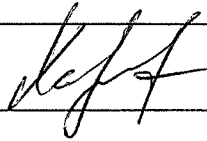


date 12/14/21

Wm Henderson

date 12/14/21

Property owner(s) signature:



date 12/14/21

Wm Henderson

date 12/14/21

Kharif/Hendren CRGC Land Use Application
250 Courtney Road
White Salmon, Washington
12_10_2021

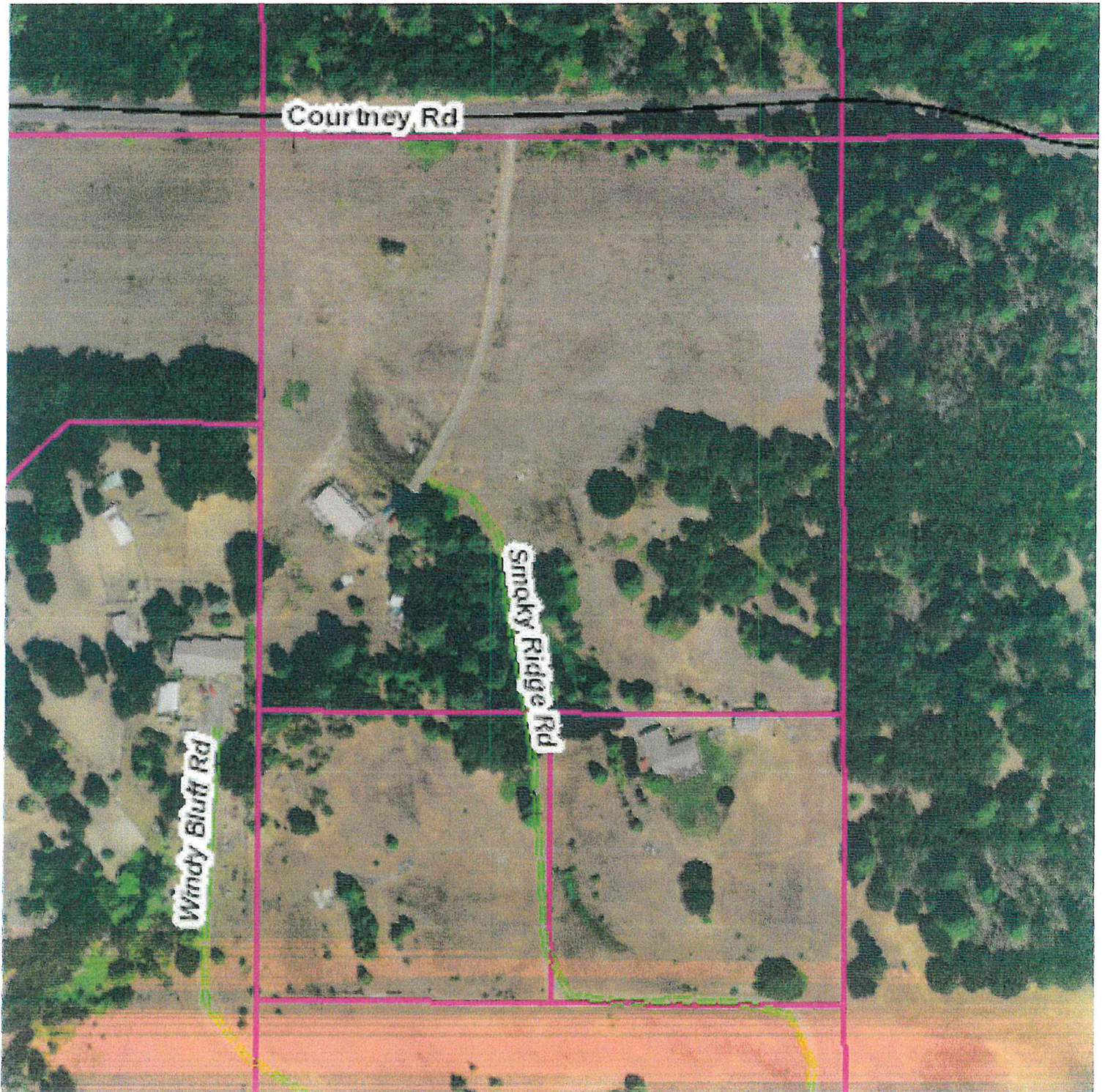
Project Description:

- 1.) Construction of a 30'x50' Pre-Fabricated Galvanized Steel outbuilding with a 4" concrete Slab Floor. Wall height is 12", roof peak is 17". Wall and roof color will be black. The structure will be located in the northeast corner of the property oriented east west and obscured from view by existing trees at the property line. Access to the structure will be by an eastern extension of the existing driveway along the property line. The structure is located in this spot to allow for the planting of 2 acres of grape vines.

- 2.) Planting of 2 acres of property into grape vineyard with deer fencing. The grapes will be planted in rows oriented north south in the north west corner of the 10 acre parcel. We will install a 7' woven wire deer fence around the vines. We do not intend to remove any existing native trees for this project. The grapes will be planted to take advantage of the natural south sloping of this corner of the property.

Klickitat County Map

PARCEL NUMBER: 03113300000



Legend

County Boundary

Towns (Points)

City Limits

Roads

- City
- County
- Other Govt
- Private
- State

Parcels

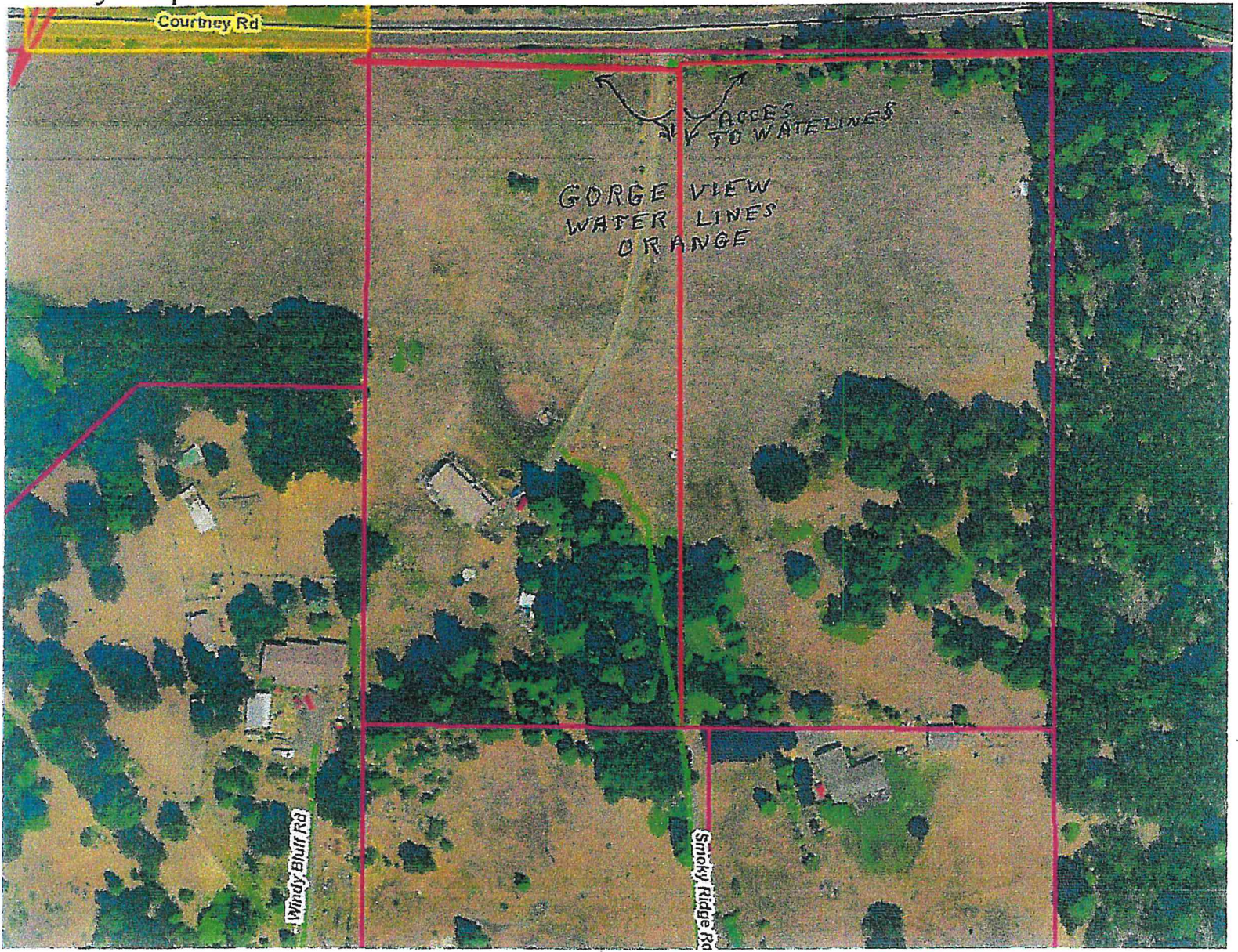


200 ft



Created by Klickitat County. Klickitat County provides no warranty, expressed or implied, as to the accuracy, reliability or completeness of this data.

County Map

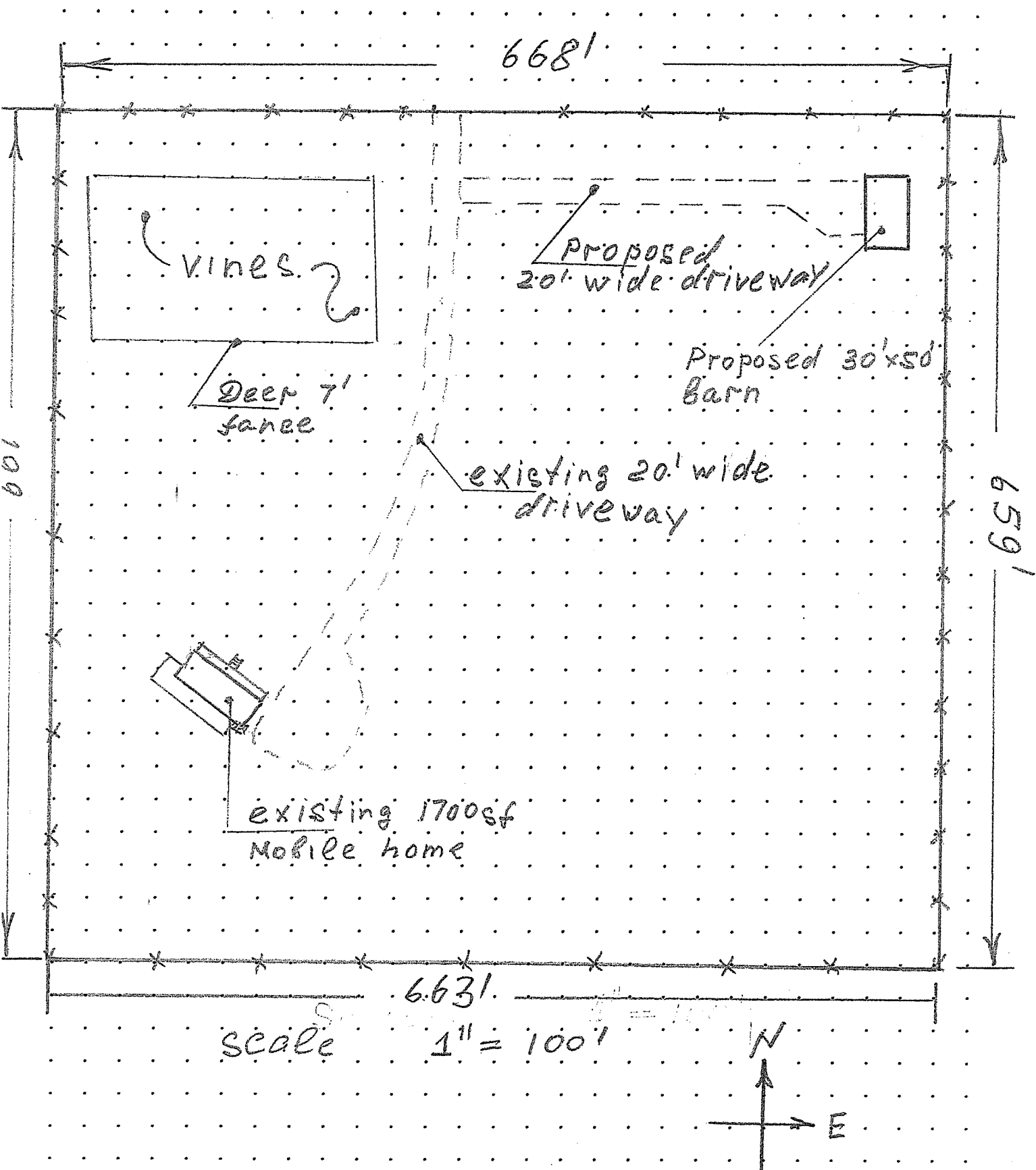


Roads

- - City
- County
- - - Other Govt
- = Private
- State

100 ft

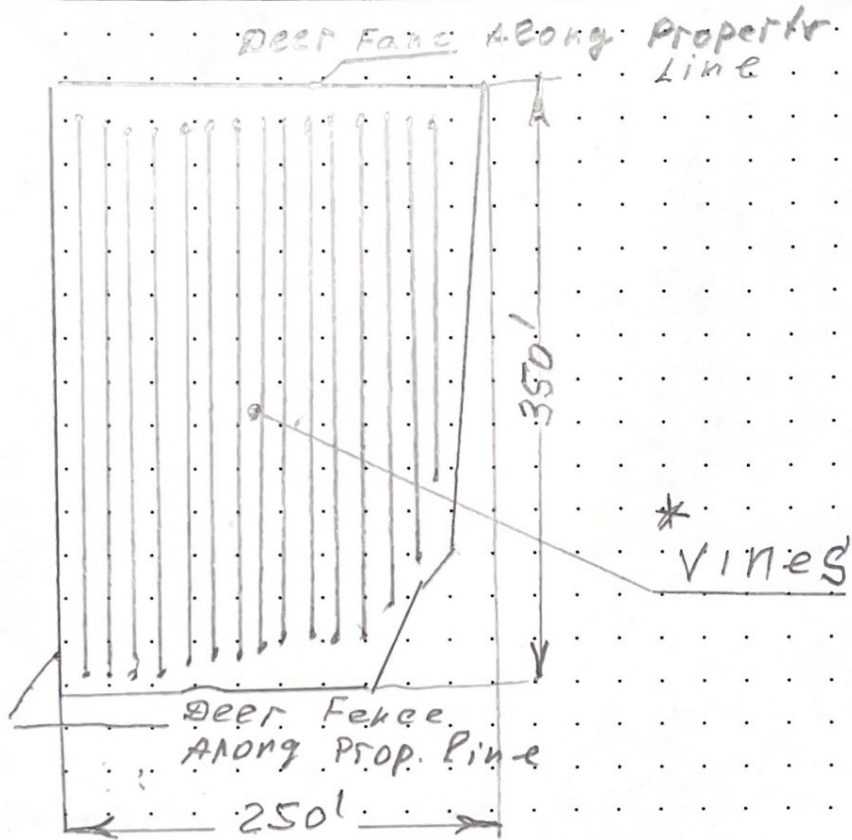
Created by K&G
warranty, express
reliability program



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

*Please use this template or attach a separate site plan

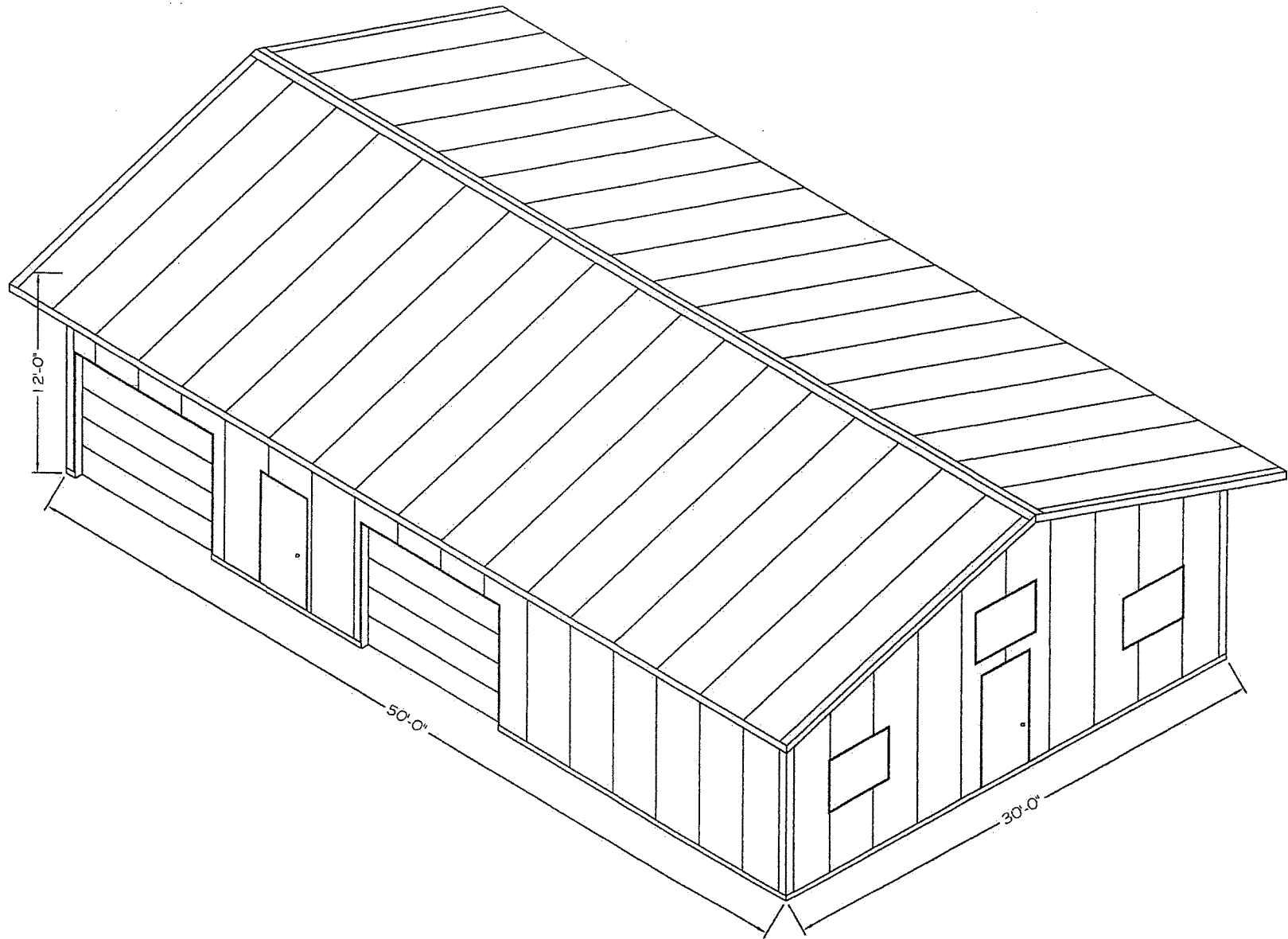
Site plan (continued):



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

CUSTOMER SIGNATURE _____

DATE _____



PARKER HUBBARD,
BUILDINGS, INC. OREGON

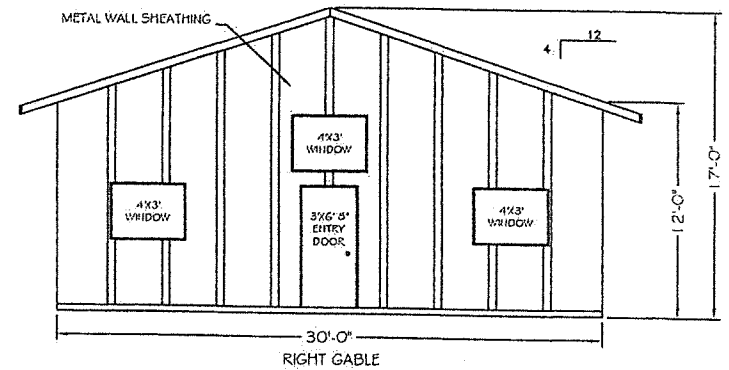
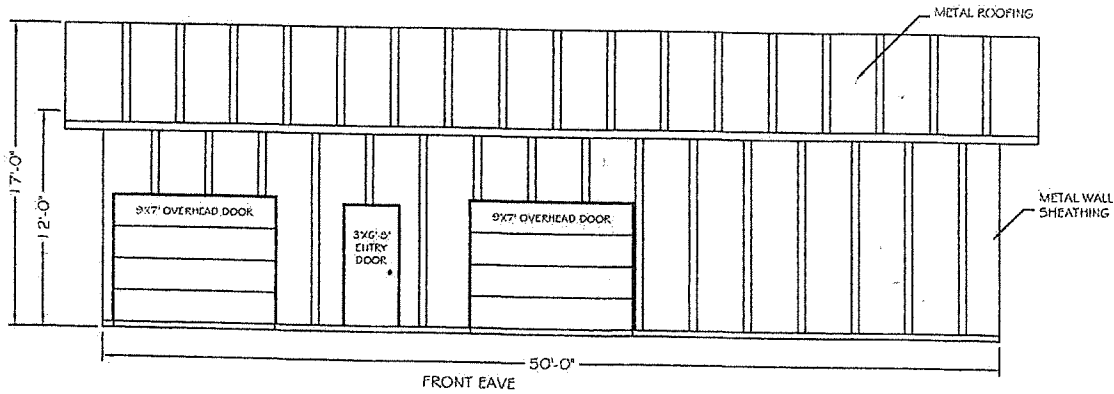
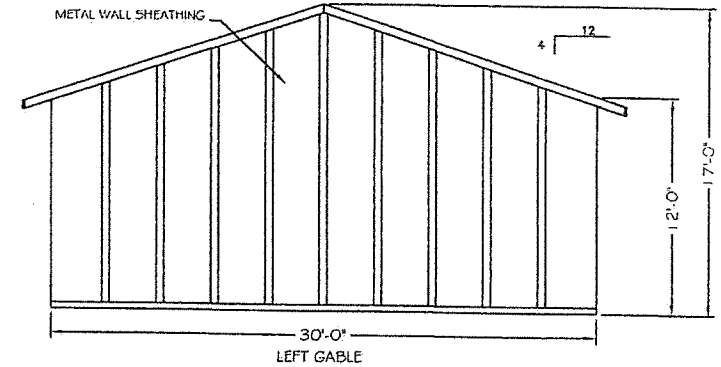
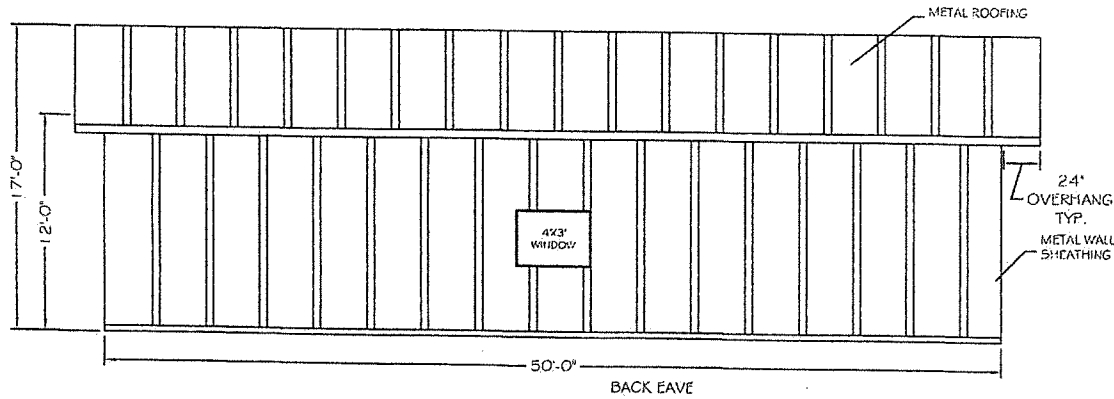
1-800-331-0155 • LOCAL: (503) 981-0890 • FAX: (503) 982-2515
OREGON CCB No. 86204 • WASHINGTON CCB No. PARKERB1071D6

QUALITY POLE BUILDINGS SINCE 1982

<http://www.parkerbuildings.com>

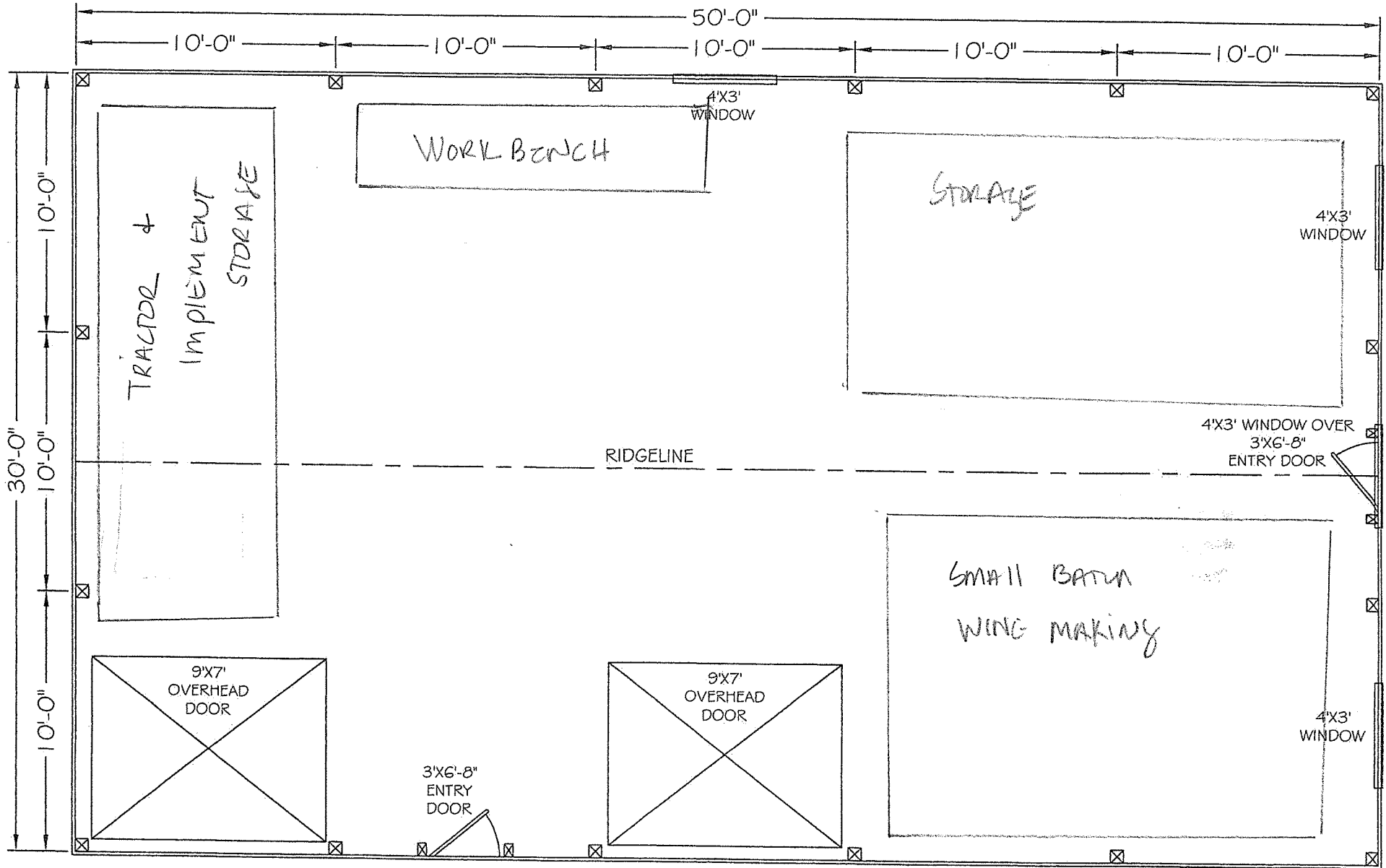
CUSTOMER SIGNATURE _____

DATE _____



CUSTOMER SIGNATURE _____

DATE _____



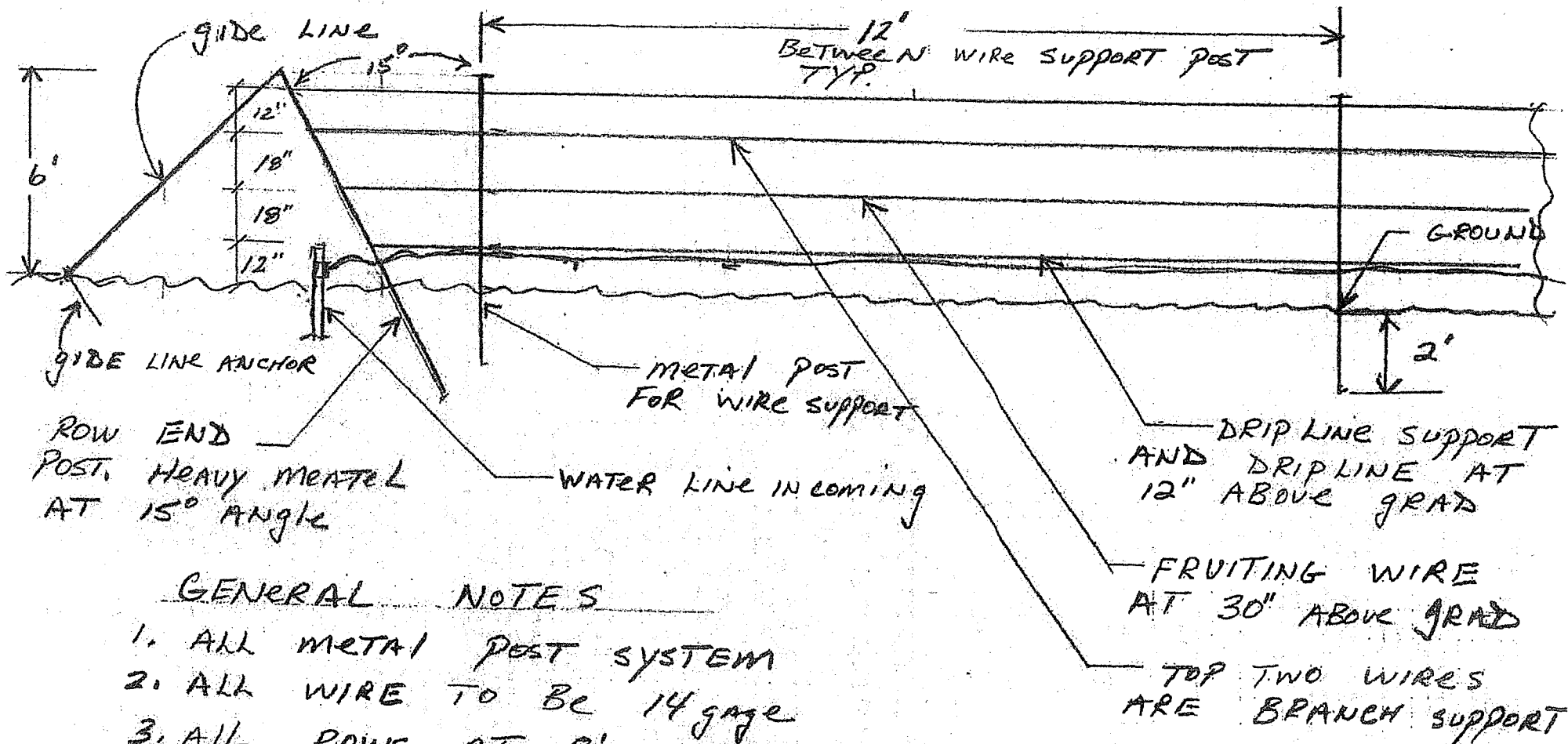
Kim Tester

From: Lori Hendren <lhendren@me.com>
Sent: Thursday, December 16, 2021 9:36 AM
To: Kim Tester



Sent from my iPhone

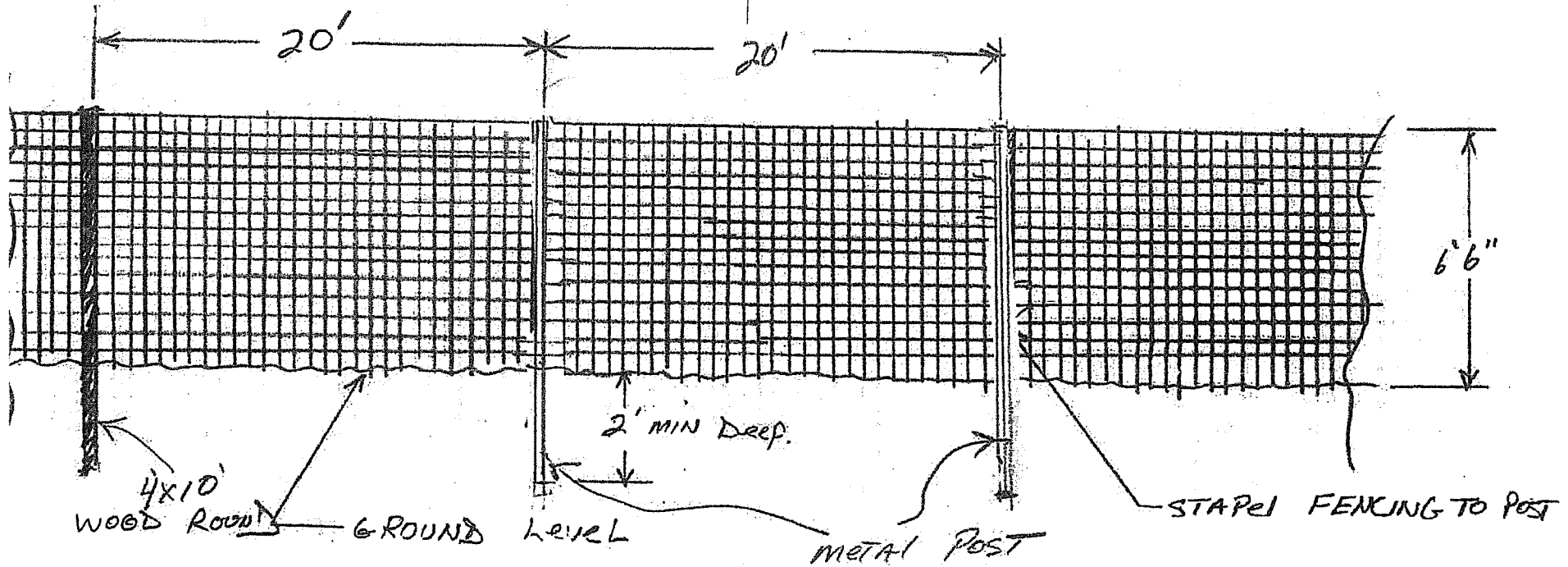
TRELLIS SYSTEM



GENERAL NOTES

1. ALL METAL POST SYSTEM
2. ALL WIRE TO BE 14 gage
3. ALL ROWS AT 8' APART
4. DRIPLINE IS 1/2 DIA TIC PAPER TO LOWEST WIRE

DEER FENCING



TYP. FENCING NOTES

1. ALL POSTS WILL BE 4"X10' PRESSURE TREATED ROUNDS OR 10' METAL POST
2. FENCE MATERIAL WILL BE 6"X6" X 7' WIRE MESH ACTUAL HEIGHT 6'6"
3. POSTS ARE TO BE SUNK MIN. OF 2' IN THE GROUND AND COMPACTED WITH NATIVE FILL.
4. FENCE POSTS WILL BE SPACED AT 20' MIN. FENCING HEIGHT WILL BE 6'6" ACTUAL
5. GATES AT FRONT OF PROPERTY WILL MATCH FENCE

EXISTING CONDITIONS SURVEY

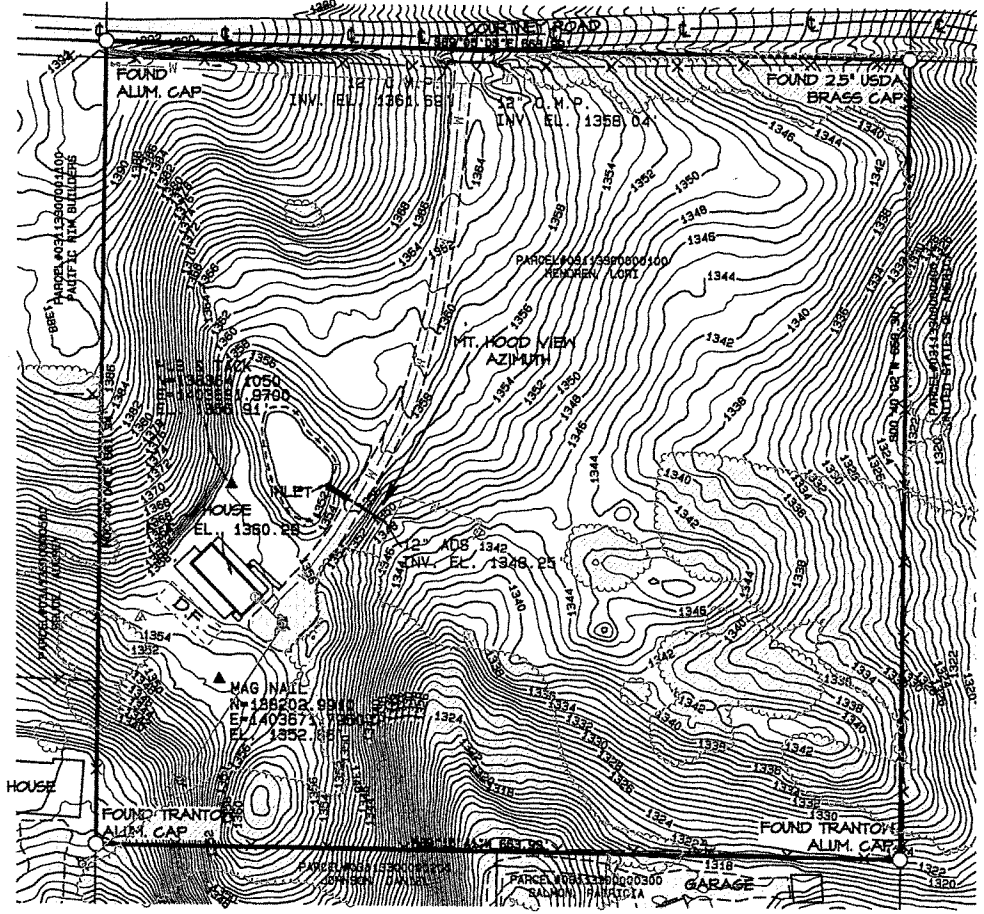
PARCEL#03113300000100
 IN THE NE1/4 OF THE NE1/4
 OF SEC. 33, T3N, R11E, W.M.
 KLIICKITAT, COUNTY, WA

LEGEND

- ▲ BDC CONTROL POINT
- FOUND MONUMENT OF RECORD
- ⊠ ELECTRIC METER
- ⊞ POWERPOLE
- ⊞ TELEPHONE PEDESTAL
- ⊞ TELEPHONE NETWORK INTERFACE
- ⊞ IRRIGATION CONTROL VALVE
- ⊞ OUTDOOR WATER FAUCET
- ⊞ VEGETATION
- ▭ GRAVEL
- ▭ ASPHALT
- ▭ CONCRETE
- X-X- FENCE
- P O H- POWER OVERHEAD
- C- CENTERLINE OF ROAD
- H- WATERLINE
- D- DRAINAGE

EXISTING CONDITION SURVEY NOTES

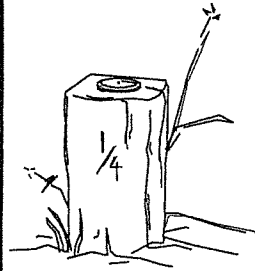
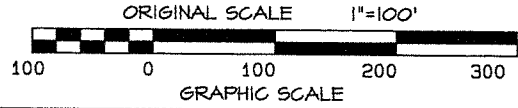
- FIELD WORK PERFORMED ON 11-23-21
- VERTICAL DATUM BASED ON NAVD 88, DERIVED FROM WASHINGTON STATE REFERENCE NETWORK (WSRN)
- CONTOURS @ 1' INTERVALS
- UTILITY INFORMATION SHOWN AS PER FIELD OBSERVATION.
- TOPOGRAPHIC DATA SUPPLEMENTED BY LIDAR FROM WASHINGTON STATE D.N.R. ACQUIRED 2019
- CALL 1800-LOCATE BEFORE YOU DIG.
- NO MAPS OR PLANS WERE PROVIDED.
- ONSITE DRAIN FIELD NOT OBSERVED LOCATION ESTIMATED
- WATERLINE LOCATION ESTIMATED (INSIDE GRAVEL DRIVE)



BASIS OF BEARING
 WASHINGTON STATE PLANE--
 SOUTH ZONE (4602)
 GRID BEARING AND US SURVEY FEET

PROPERTY ADDRESS

250 COURTNEY ROAD,
 COOK, WA 98605



belldesigncompany.com 509-443-8066

DATE	DESCRIPTION	BY
11/21	DRAFT	JMS
11/21	CHECKED	AMS

EXISTING CONDITION SURVEY
 FOR RONALD & LORI HENDREN
 KLIICKITAT COUNTY, WASHINGTON

SHEET: 1 OF 1
 PROJECT: 218408
 DATE: Nov 2021

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, accretion, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

O:\2021\B408\218408.pro

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

N/A

If your project would be visible from one or more key viewing areas, then you must submit elevation drawings and landscaping details.

NO KEY VIEWING AREAS VISIBLE FROM PROJECT

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)
✓ PARCEL_NUM: 03112855000400 LEGAL: LOT 4 SP 79-09 IN SESE; 28-3-11	HEANY, FRED PO BOX 1400 WHITE SALMON WA 98672
✓ PARCEL_NUM: 03113300001100 LEGAL: N2NWNW LESS TLS 2 & 3; W2NENE LESS TL1 LESS SWNENE; 33-3-11 :MH:	Pacific Rim Builders, c/o HEANY, FRED PO BOX 1400 WHITE SALMON WA 98672
✓ PARCEL_NUM: 03113300000500 LEGAL: TLS 1-3 IN N2NE; SWNENE; 33-3-11 MHTE AF# 1014448	BRUCE, AUDREY PO BOX 849 WHITE SALMON WA 98672
✓ PARCEL_NUM: 03113300000200 LEGAL: NWSWENE; 33-3-11	JOHNSON, DANIEL 3035 NE 62ND AVE PORTLAND OR 97213
✓ PARCEL_NUM: 03113300000300 LEGAL: NWSWENE; 33-3-11	SALMON, PATRICIA PO BOX 288 BINGEN WA 98605
✓ PARCEL_NUM: 03113400000400 LEGAL: W2NWNW; 34-3-11	UNITED STATES OF AMERICA 902 WASCO AVE STE 200 HOOD RIVER OR 97031
✓ PARCEL_NUM: 03112800003200 LEGAL: E2SESE 28-3-11	UNITED STATES OF AMERICA 902 WASCO AVE STE 200 HOOD RIVER OR 97031
✓ PARCEL_NUM: 03112756000300 LEGAL: LOT 3 SP 79-18 IN S2SWSW; 27-3-11	CHAVEZ, LUIS PO BOX 147 BINGEN WA 98605
✓ PARCEL_NUM: 03112756000200 LEGAL: LOT 2 SP 79-18 IN S2SWSW 27-3-11 :MH:	LEIBRANDT, HEIDI 5624 NE SKIDMORE ST PORTLAND OR 97216
✓ PARCEL_NUM: 03113300000400 LEGAL: SESENE; SWSWENE; 33-3-11 :MH:	BAKER, STACEY 14722 260TH AVE SE ISSAQUAH WA 98027
✓ PARCEL_NUM: 03112855000300 LEGAL: LOT 3 SP 79-09 IN SESE 28-3-11	UNITED STATES OF AMERICA 902 WASCO AVE STE 200 HOOD RIVER OR 97031