

For office use:
Application No. _____

Land Use Application

Applicant(s) **David & Lisa McClellan**

Mailing Address: **12109 NW 11th Avenue, Vancouver, WA 98685**

Phone: **360-921-2206**

Email **dave@promarketingnw.com**

Property Owner(s) **Same as above**

Mailing Address:

Phone:

Email

Street Address **152 Lyle Snowden Road, Lyle, WA 98635**
of Parcel

Township, Range,
Section, Qtr. Section **3N, 12E, 21**

Tax Lot Number(s) **03122152000100**

Parcel Size **5.03 acres**

Summary of **Replace the existing mobile home w/ a 1986 sq ft**
Proposal **stick built home w/ garage.**

Existing Use **Private residence – 3BR mobile home.**
of Parcel

Existing Buildings and Structures: Please provide the following information for each building and structure on the parcel.

Building or Structure (do not include fences or roads)	Size (square feet)	Height (measure from lowest point)	Length and Width	Year Built (if known)
Barn/Shed	391'	10'	17' x 23'	Unk
Well House	9'	3 ½'	3' x 3'	Unk
Mobile home	1232'	14 ½'	44' x 28'	1986
Wood Shed	104'	10'	8' x 13'	2018

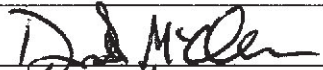



Detailed Project Description: Please describe all proposed development and use of the development, including size, height, exterior colors, construction materials of proposed structures (including access roads), areas of ground disturbance, landscaping details, and structures that you propose to remove. Please describe all aspects of your project in this description or the public notice and final decision may not include an element of your development, which could require a new notice and decision. You may attach additional pages if necessary.

<p>See Attachment – McClellan Detailed Project Description</p>

Adjacent Uses: Please briefly describe the use of parcels that adjoin your parcel, including use, number and types of buildings, approximately distance from the property lines, and access roads.

See Attachment – McClellan Adjacent Uses

Signatures and Authorization to Access the Property: The property owner and holders of easements and partial interests indicate that they are aware that this application is being made on the subject property and the property owner authorizes the Gorge Commission and the Commission’s designees reasonable access to the site to evaluate the application. Property owners and easement or partial interest holders may sign copies of this signature page.

Applicant(s) signature:	Date
	11/6/23
	11/6/23
Property owner(s) signature:	Date
	11/6/23
	11/6/23
Easement and Partial Interest(s) signature:	Date

Detailed Project Description

Applicants propose to build a 1986 sq ft single story residence connected by a breezeway to a 1148 sq ft garage. Max height of house at peak is 24ft. Max height of garage is 19 ft. Structures will be 2 x 6 standard wood construction featuring cement lap and cement panel siding with cedar accents. Roofing will be standing seam metal and TPO. Roof and exterior paint colors will be submitted with the written copy of this application. Existing 15' wide gravel drive to remain as is. Siting of the house & garage is in the least geographically visible spot south of the old Lyle Snowden roadbed that divides the property in the center and turns north on the eastern edge of the property as shown on the site plan. The new home will be built where the current mobile home is located on the property. Existing mobile home will be removed from property. Minimal grading to be done for foundation walls and crawlspace following the natural contour of the land per the grading plan attachment. Landscaping to remain as is where possible. Removal of some non-native plants around proposed building site and removal of one Ponderosa Pine on southeast side of building site due to proximity to the new house.

Current woodshed just west of the existing mobile home will be removed.

Elevations and Site Plan Details

(Indicate scale: each grid equals ___ x ___ feet)

See Attachment - McClellan Elevations Plan.

Adjacent Property Owners

You must submit names and address of adjacent property owners within a specified distance (200 feet or 500 feet (350-082-0110)) of the perimeter of your parcel. The following list specifies the distance within which property owners must be notified of your proposal. You only need to provide the names and address (along with the parcel number); the Commission will send the notice.

Klickitat County's Interactive Mapping program can assist in obtaining this property owner information. The mapping program is found on Klickitat County's website at <http://www.klickitatcounty.org/524/Interactive-Mapping-Program>. Use the search function of the mapping tool to find your parcel and the adjacent property owners. Clicking on the parcel will display the owner's name, mailing address, and tax lot number. You may use the form on the next page to record the names and addresses or you may submit forms which the county may provide you.

Landowners within 200 feet

- All applications, except those listed below

Landowners within 500 feet

- Single family dwellings in the GMA Residential Land Use Designation adjacent to GMA Agriculture or Forest Land Use Designations
- Commercial events and special uses in historic buildings adjacent to GMA Agriculture or Forest Land Use Designations
- Non-farm single family dwellings in the GMA Large-Scale Agriculture Land Use Designation
- Within GMA Forest Land Use Designations: utility facilities, railroads, home occupations, fruit & produce stands, wineries, wine sales/tasting rooms, ag. product processing and packaging, mineral resources, geothermal resources, aquaculture, boarding of horses, temporary asphalt/batch plants, expansion of non-profit camps/retreats/conference centers, bed and breakfasts, non-profit learning/research facilities, fish processing operations, road spoils disposal sites

Adjacent Property Owners

Township, Range, Section, Tax Lot Number	Name and Address (and e-mail if possible)
3N, 12E, 21 03122152000200	Maguire, Anne 148 Lyle Snowden Rd Lyle, WA 98635
3N, 12E, 21 03122154000100	Elderwell, Adam 29 Monagon Howard Rd Lyle, WA 98635
3N, 12E, 21 03122100001500	Howard, David PO Box 696 Lyle, WA 98685
3N, 12E, 21 03122100001400	Bowen, Keith PO Box 604 Lyle WA 98635
3N, 12E, 21 03122100001100	Huber, Brian 168 Lyle Snowden Rd Lyle, WA 98635
3N, 12E, 21 03122151000100	Stevens, Luanne 167 Lyle Snowden Rd Lyle, WA 98635
3N, 12E, 21 03122151000200	Carlson Trustee, Kimberly PO Box 19325 Portland, OR 97280
3N, 12E, 21 031122151000300	Cannon, Lee 7930 SW Crestline Dr Portland, OR 97219
3N, 12E, 21 03122151000400	Cannon, Eugene 7930 SW Crestline Dr Portland, OR 97219

Adjacent Uses

Lyle Snowden Road borders the NW property line of our parcel.

The residential parcel to the west has two structures. A shop/barn is 100+ ft from our western property line and the residence is south of that structure and 100+ft from the property line. A gravel drive runs along the property line and then back to the residence. This parcel also borders our southern property line.

The residential parcel to the east has one residential structure that is 300+ feet from our eastern property line. The gravel drive runs along our eastern property line for 150 ft before turning due east and back to the residence.

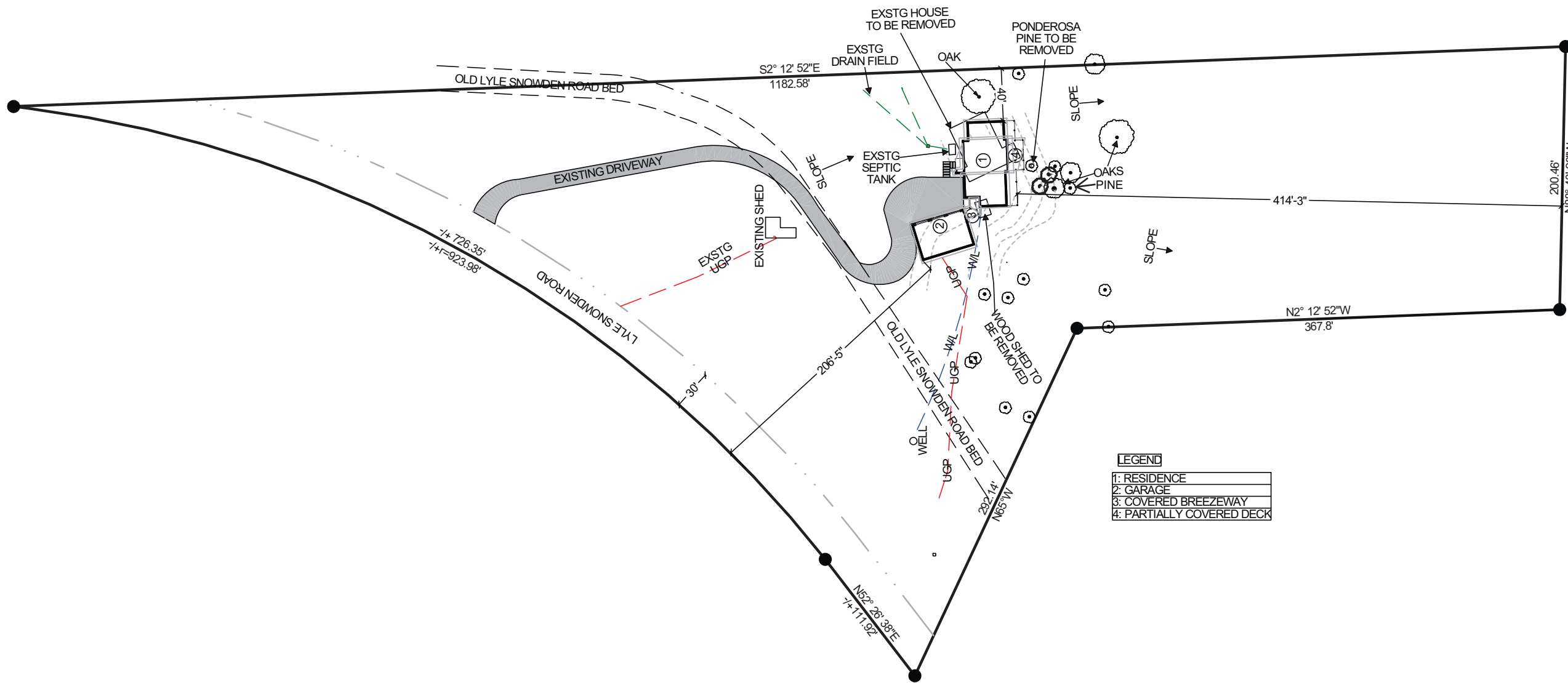
The residential parcel to the southeast has 4+ structures located at the farthest edge of the property approximately ¼ mile away. The gravel access road is beyond that.

The residential parcel to the northeast has one residential structure 100+ feet from the northern tip of our property. The gravel drive is along the northern edge of that parcel.



LEGEND

PROPERTY LINE	
SET BACK LINE	
EASEMENT	
CONTOUR LINE	
SIDEWALK	
PLANTERS STRIP	
CENTER LINE OF ROAD	
ROOF LINE	
SEWER/SEPTIC LINE (S/L)	
FENCE	
WELL	
WATER LINE (W/L)	
UG POWER (UGP)	
OH POWER (OHP)	
HEAVILY TREED AREA	
TREE	
PROPOSED TREE REMOVAL	
DECIDUOUS TREE	
DECIDUOUS TREE REMOVAL	
ELEVATIONS	



LEGEND

1: RESIDENCE
2: GARAGE
3: COVERED BREEZEWAY
4: PARTIALLY COVERED DECK



WISE OWL HOME PLANS
 4421 NE ST JOHNS RD, SUITE I
 VANCOUVER, WA 98661
 360-750-8911

SITE PLAN

OWNER: McCLELLAN
CONTRACTOR: SUNDOWN DEVELOPMENT
ADDRESS: 152 LYLE SNOWDEN ROAD
CITY, STATE: LYLE, WA
SUBDIVISION/LOT #:
TAX ID:
SCALE: 1"=90'
DATE: 11/2/23



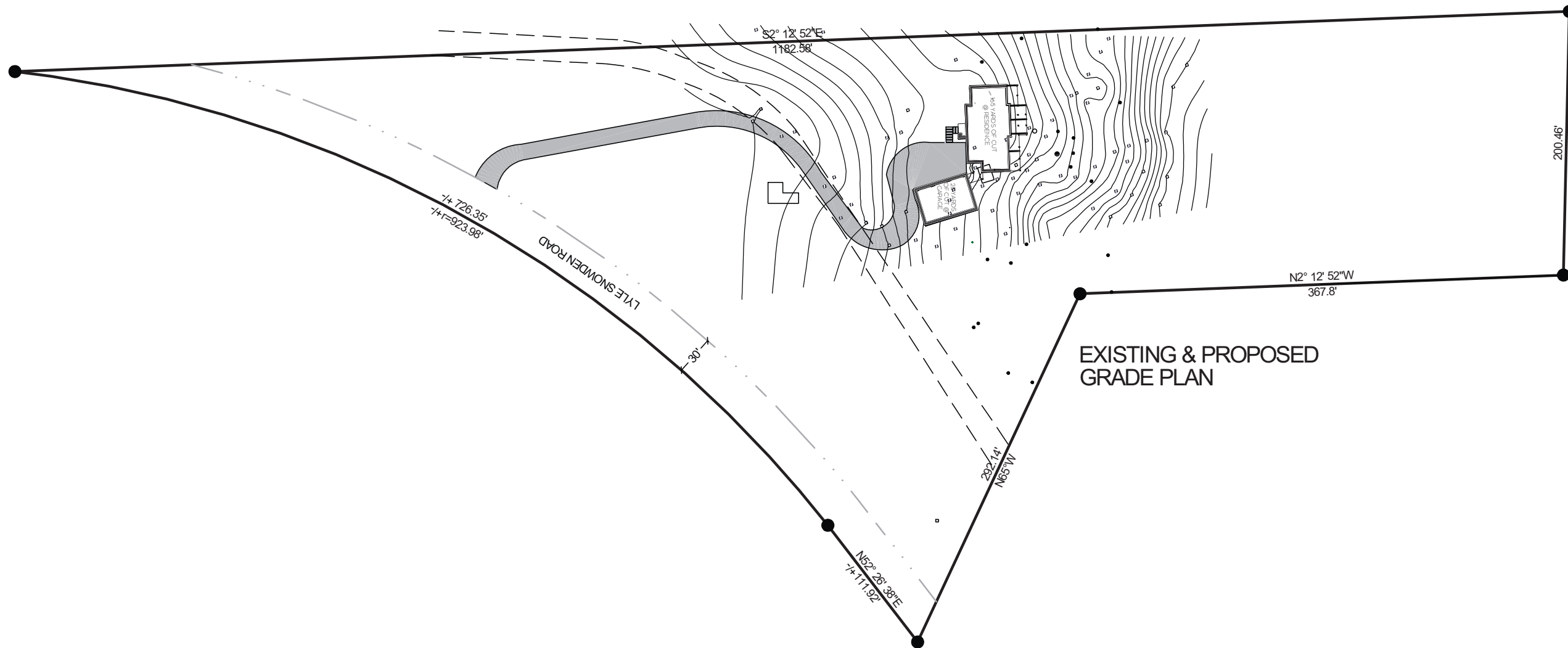
LEGEND

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ELEVATIONS	

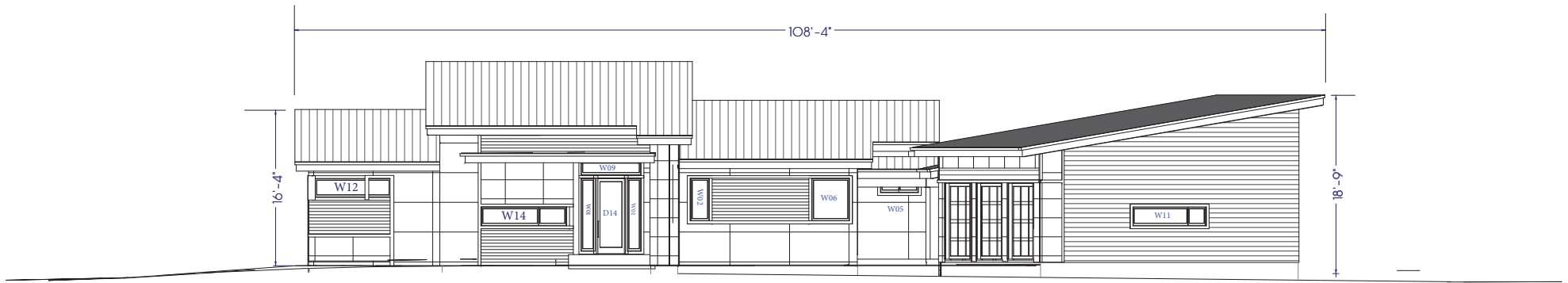


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 360-750-8911

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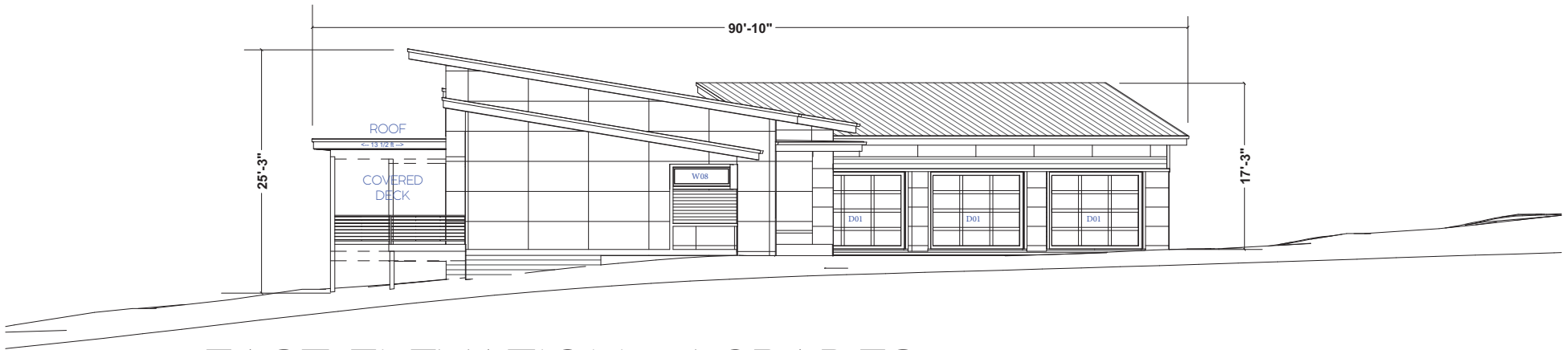


EXISTING & PROPOSED
GRADE PLAN



NORTH ELEVATION w/ GRADES

SCALE: 1/16"=1'



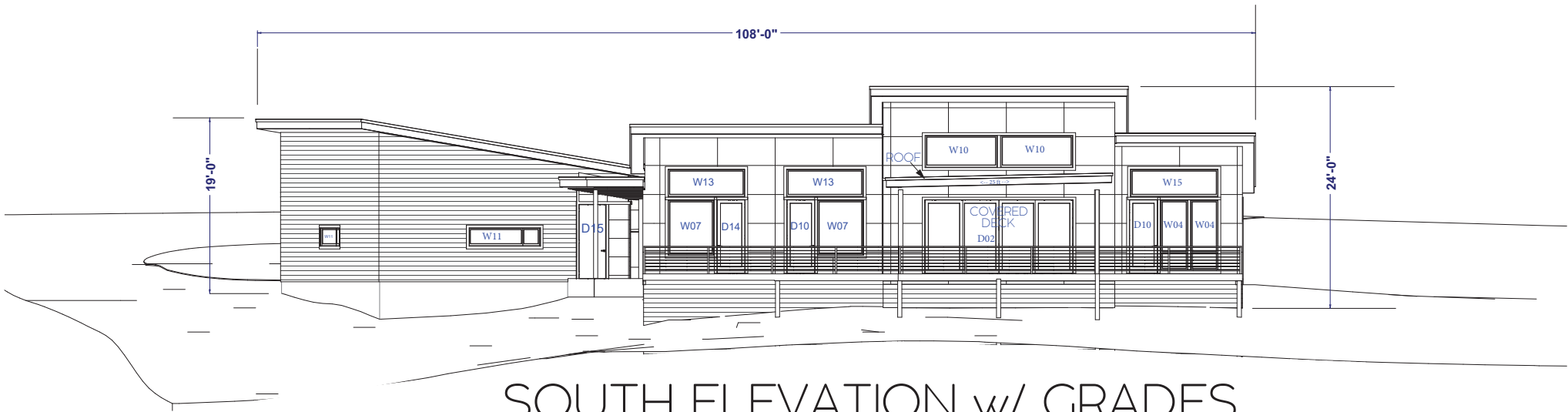
EAST ELEVATION w/ GRADES

SCALE: 1/16"=1'



EAST ELEVATION w/ GRADES

SCALE: 1/16"=1'



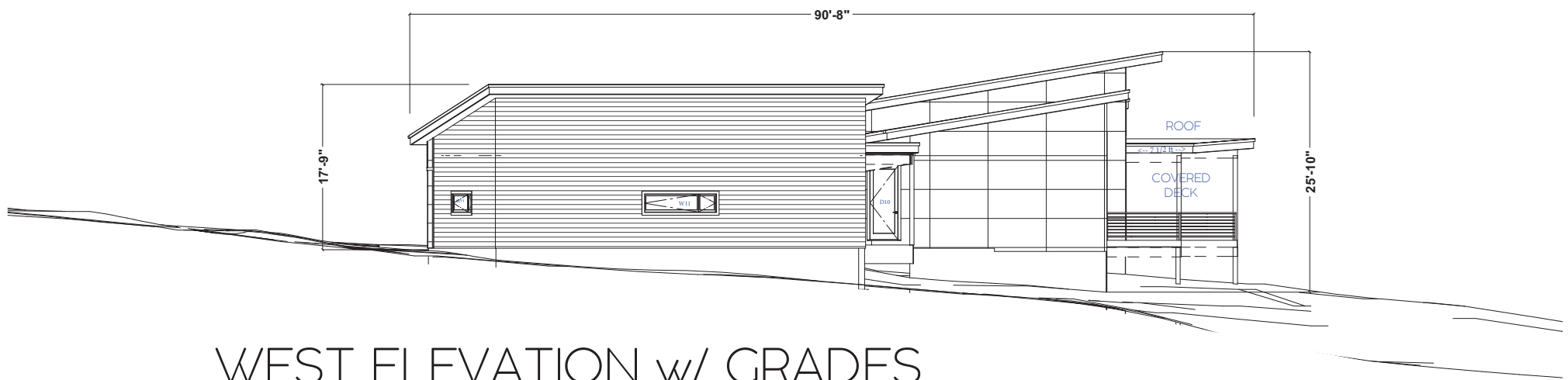
SOUTH ELEVATION w/ GRADES

SCALE: 1/16"=1'



SOUTH ELEVATION w/ GRADES

SCALE: 1/16"=1'



WEST ELEVATION w/ GRADES

SCALE: 1/16"=1'

Window Schedule													
Number	Label	Qty	Floor	Size	Width	Height	R/O	Egress	Description	Header	Code	Manufacturer	Comments
WO1	1678FX	2	2	1678FX	17 7/8 "	92 "	17 7/8"x92 3/4"		Fixed Glass	4x10x20 7/8"			
WO2	2046SC	1	2	2046SC	24 "	54 "	24"x54 3/4"		Single Casement-hl	4x10x27"			
WO3	3046SC	1	2	3046SC	36 "	54 "	36"x54 3/4"		Single Casement-hl	4x10x39"			
WO4	3078SH	2	2	3078SH	36 "	92 "	36"x92 3/4"		Single Hung	4x10x39"			
WO5	40IOLS	1	2	40IOLS	48 "	12 "	48"x12 3/4"		Left Sliding	4x10x51"			
WO6	4046FX	1	2	4046FX	48 "	54 "	48"x54 3/4"		Fixed Glass	4x10x51"			
WO7	506OFX	2	2	506OFX	60 "	72 "	60"x72 3/4"		Fixed Glass	4x10x63"			
WO8	602OFX	1	2	602OFX	72 "	24 "	72"x24 3/4"		Fixed Glass	4x10x75"			
WO9	6416FX	1	2	6416FX	76 "	18 "	76"x18 3/4"		Fixed Glass	4x10x79"			
WO10	71036FX	2	2	71036FX	94 "	42 "	94"x42 3/4"		Fixed Glass	4x10x97"			
WO11	802ODC	3	2	802ODC	96 "	24 "	96"x24 3/4"		Double Casement-lh/rhr	4x10x99"			
WO12	802OFX	1	2	802OFX	96 "	24 "	96"x24 3/4"		Fixed Glass	4x10x99"			
WO13	8430FX	2	2	8430FX	100 "	36 "	100"x36 3/4"		Fixed Glass	4x10x103"			
WO14	902ODC	1	2	902ODC	108 "	24 "	108"x24 3/4"		Double Casement-lh/rhr	4x10x111"			
WO15	9630FX	1	2	9630FX	114 "	36 "	114"x36 3/4"		Fixed Glass	4x10x117"			

Door Schedule													
Number	Label	Qty	Floor	Size	Width	Height	R/O	Description	Header	Thickness	Code	Manufacturer	Comments
DO1	10080	3	2	10080	120 "	96 "	123"x96 3/4"	Garage-Glass Panel	4x12x129"	1 3/4"			
DO2	16080	1	2	16080 L/R EX	192 "	96 "	194"x96 3/4"	ext. Quad Slider-Glass Panel	4x10x197"	1 3/4"			
DO3	2668	1	2	2668 L	30 "	80 "	30"x80"	Shower-Glass Slab		1/2"			
DO4	2868	2	2	2868 R IN	32 "	80 "	34"x80 3/4"	Hinged-Slab		1 3/8"			
DO5	2880	2	2	2880 L IN	32 "	96 "	34"x96 3/4"	Hinged-Slab		1 3/8"			
DO6	2880	1	2	2880 R	32 "	96 "	34"x96 3/4"	2 Dr. Bifold-Louvered		1 3/8"			
DO7	2880	1	2	2880 R IN	32 "	96 "	34"x96 3/4"	Hinged-Slab		1 3/8"			
DO8	3080	1	2	3080 L	36 "	96 "	36"x96"	Shower-Glass Slab		1/2"			
DO9	3080	1	2	3080 L	36 3/16 "	96 "	38 3/16"x96 3/4"	2 Dr. Bifold-Louvered		1 3/8"			
DO10	3080	3	2	3080 L EX	36 "	96 "	38"x96 3/4"	ext. Hinged-Glass Panel	4x10x41"	1 3/4"			
DO11	3080	1	2	3080 L EX	36 "	96 "	38"x96 3/4"	ext. Hinged-Slab	4x10x41"	1 3/4"			
DO12	3080	1	2	3080 L EX	36 "	96 "	73 1/4"x96 3/4"	ext. Pocket-Glass Panel		1 3/4"			
DO13	3080	2	2	3080 L IN	36 "	96 "	38"x96 3/4"	Hinged-Slab		1 3/8"			
DO14	3080	2	2	3080 R EX	36 "	96 "	38"x96 3/4"	ext. Hinged-Glass Panel	4x10x41"	1 3/4"			
DO15	3080	1	2	3080 R EX	36 "	96 "	38"x96 3/4"	ext. Hinged-Slab	4x10x41"	1 3/4"			
DO16	3080	1	2	3080 R IN	36 "	96 "	38"x96 3/4"	Hinged-Slab		1 3/8"			
DO17	6080	1	2	6080 L/R IN	72 "	96 "	74"x96 3/4"	Double Hinged-Slab		1 3/8"			