

For office use:
Application No. _____

Land Use Application

Applicant(s) Janet Ebright

Mailing Address: 128 River View Dr, Lyle WA

Phone: (503) 849-6749

Email janet.y.ebright@gmail.com

Property Owner(s) Janet Ebright

Mailing Address: 128 River View Dr, Lyle WA

Phone: (503) 849-6749

Email janet.y.ebright@gmail.com

Street Address
of Parcel 128 River View Dr, Lyle WA

Township 02N , Range, 13E
Section, Qtr. Section 17, Lot 7

Tax Lot Number(s) 02-13-L762-0007/00

Parcel Size 2 acres

Summary of
Proposal Enclose existing accessory structure making it weather proof.

Existing Use
of Parcel Residential

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

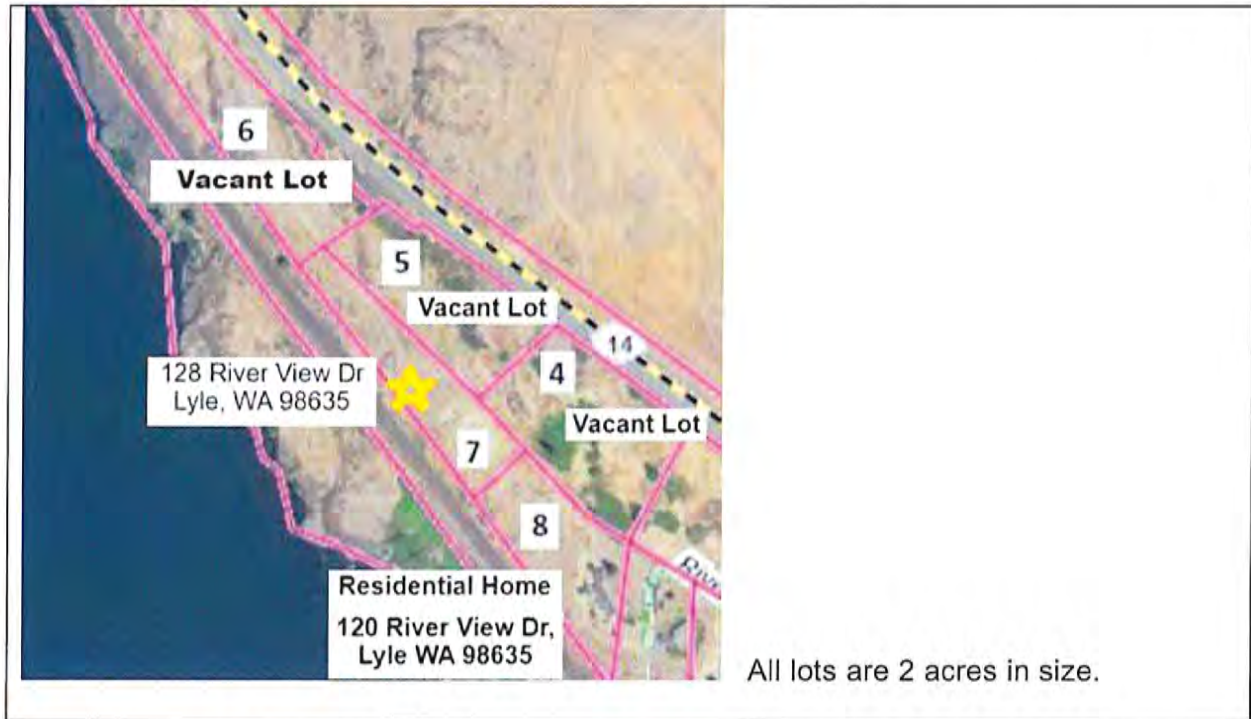
Building or Structure (do not include fences or roads)	Size (square feet)	Height (measure from lowest point)	Length and Width	Year Built (if known)
Approved House	1,983	16'	54' x 49'	2021
Prior Approved Accessory Structure to be enclosed	528	13'	22 x 24	2021
Proposed Garden Shed	144	10'	12' x 12'	

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.

Enclose existing accessory structure making it weather proof.
No change to existing exterior building color, roofline, height, length or width.

The structure will be used in a manner that is incidental and subordinate to the existing dwelling. The structure will not contain appliances distinctive of a cooking area. The accessory structure will not be used as a second, independent dwelling unit with its own cooking area or short term rental.

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.



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
<i>Janet Ebright</i>	4.29.2024
Property owner(s) signature:	Date
<i>Janet Ebright</i>	4.29.2024
Easement and Partial Interest(s) signature:	Date

Key Viewing Areas

Key viewing areas are important public viewpoints and areas that afford opportunities to view the Gorge scenery (350-082-0070(108)).

Please check which of the following key viewing areas that can be seen from your proposed development site, even if the building site is blocked by trees. You do not need to check key viewing areas that are blocked by topography.

- Historic Columbia River Highway
- Old Highway 8
- Highway I-84 – *Existing, required planting plan in place*
- Washington State Route 14
- Washington State Route 141
- Washington State Route 142
- Panorama Point Park
- Columbia River - *Existing, required planting plan in place*
- Rowena Plateau and Nature Conservancy Viewpoint
- Cook-Underwood Road

If your project could 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 that could be visible from key viewing areas, must be drawn to scale, and must include the following:

- Geometrical exterior of the length and width of structures as seen from a horizontal view.
- Sizes and dimensions of windows, doors, and covered openings;
- Natural grade
- Finished grade

Landscape details must show how you propose to screen your project from key viewing areas and must include the following:

- 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, such as berms, that would screen your project.

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.

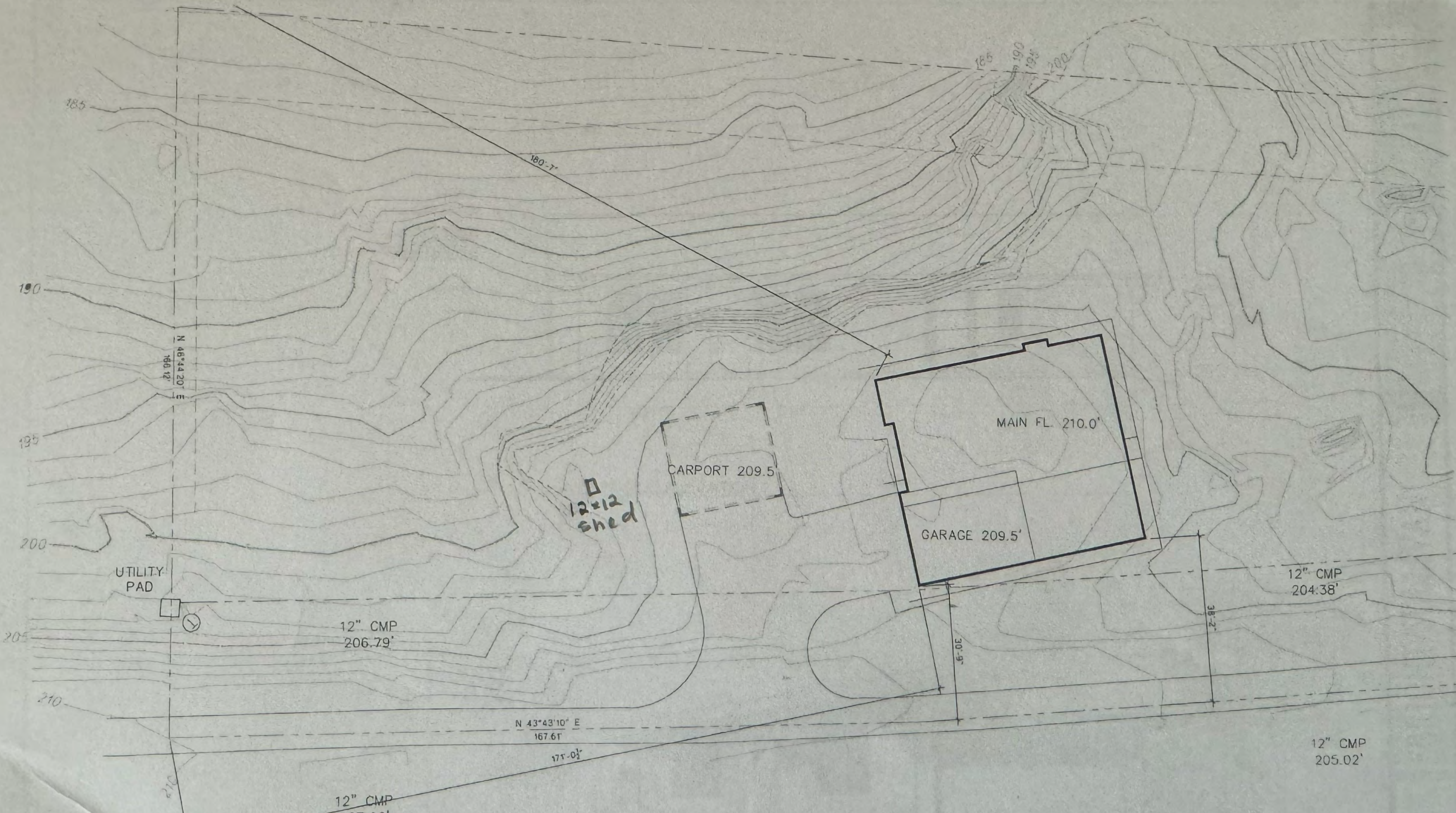
Klickitat County's Interactive Mapping program can assist in obtaining this property owner information. The mapping program is found on Klickitat County's website at <http://www.klickitatcounty.org/524/Interactive-Mapping-Program>. Use the search function of the mapping tool to find your parcel and the 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

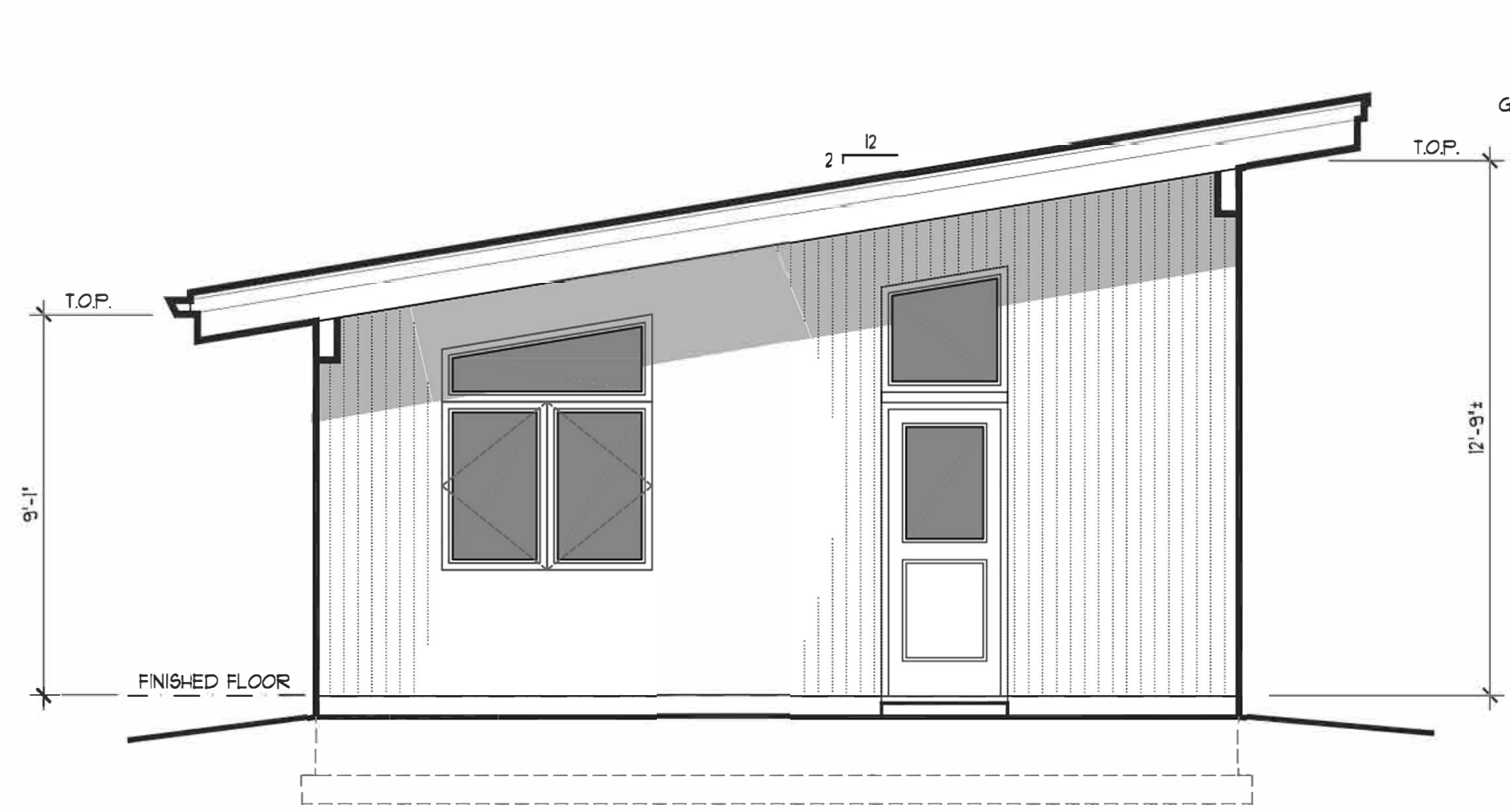


SITE PLAN

SCALE 1" = 20'-0"

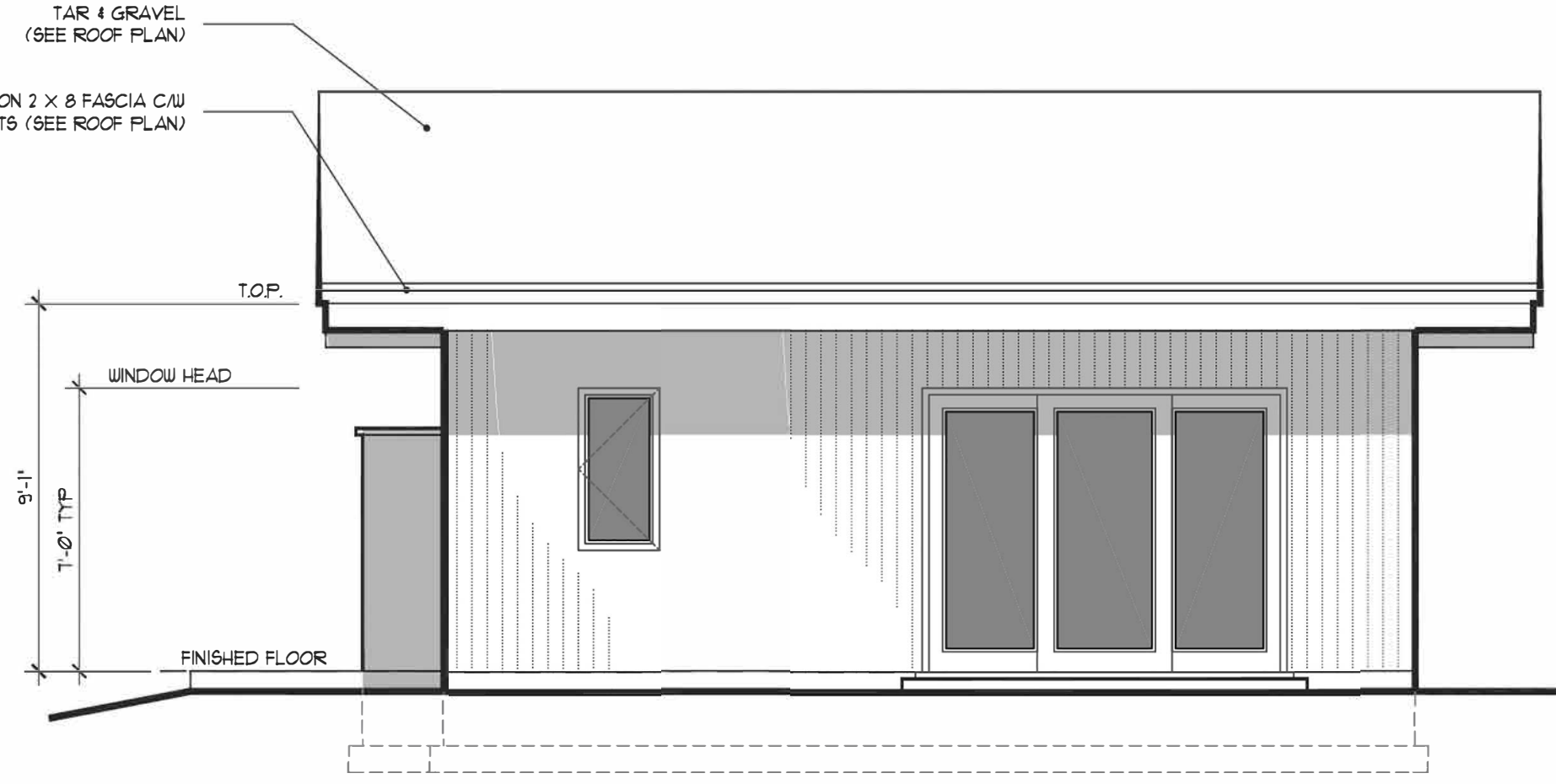
PLAN 1146H EBRIGHT
JANUARY 10, 2020

C18-0010 Minor Change
Approved 3.10.2020



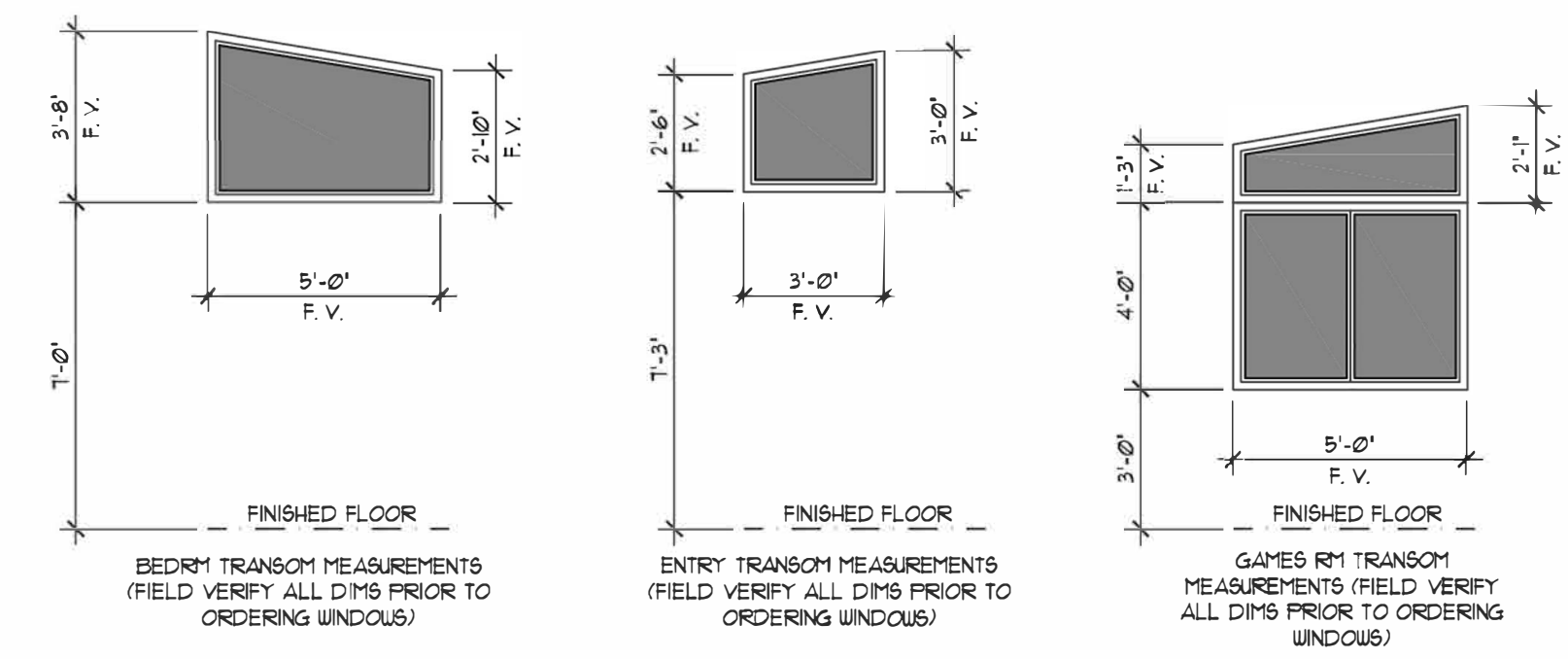
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

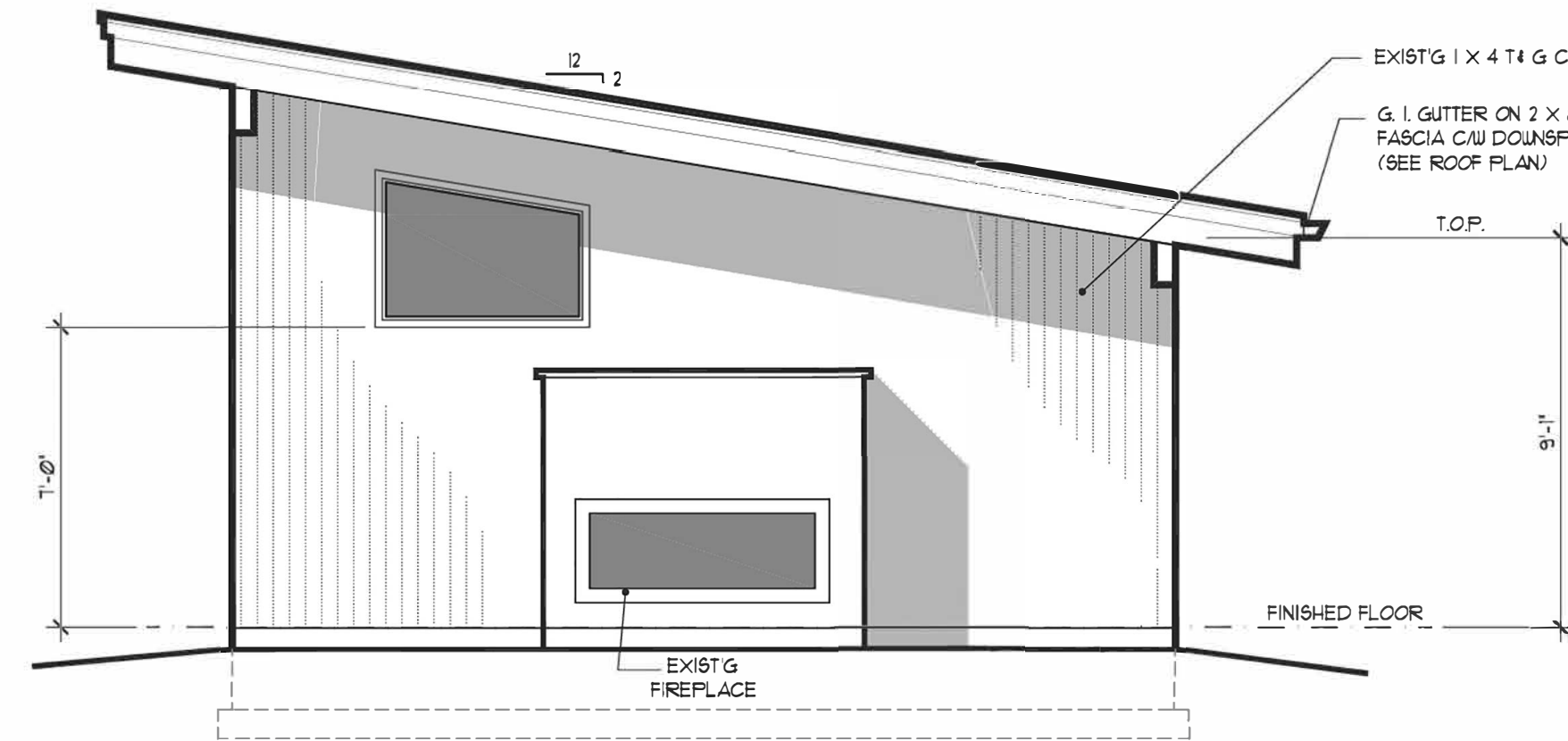
SCALE: 1/4" = 1'-0"



BEDRM TRANSOM MEASUREMENTS (FIELD VERIFY ALL DIMS PRIOR TO ORDERING WINDOWS)

ENTRY TRANSOM MEASUREMENTS (FIELD VERIFY ALL DIMS PRIOR TO ORDERING WINDOWS)

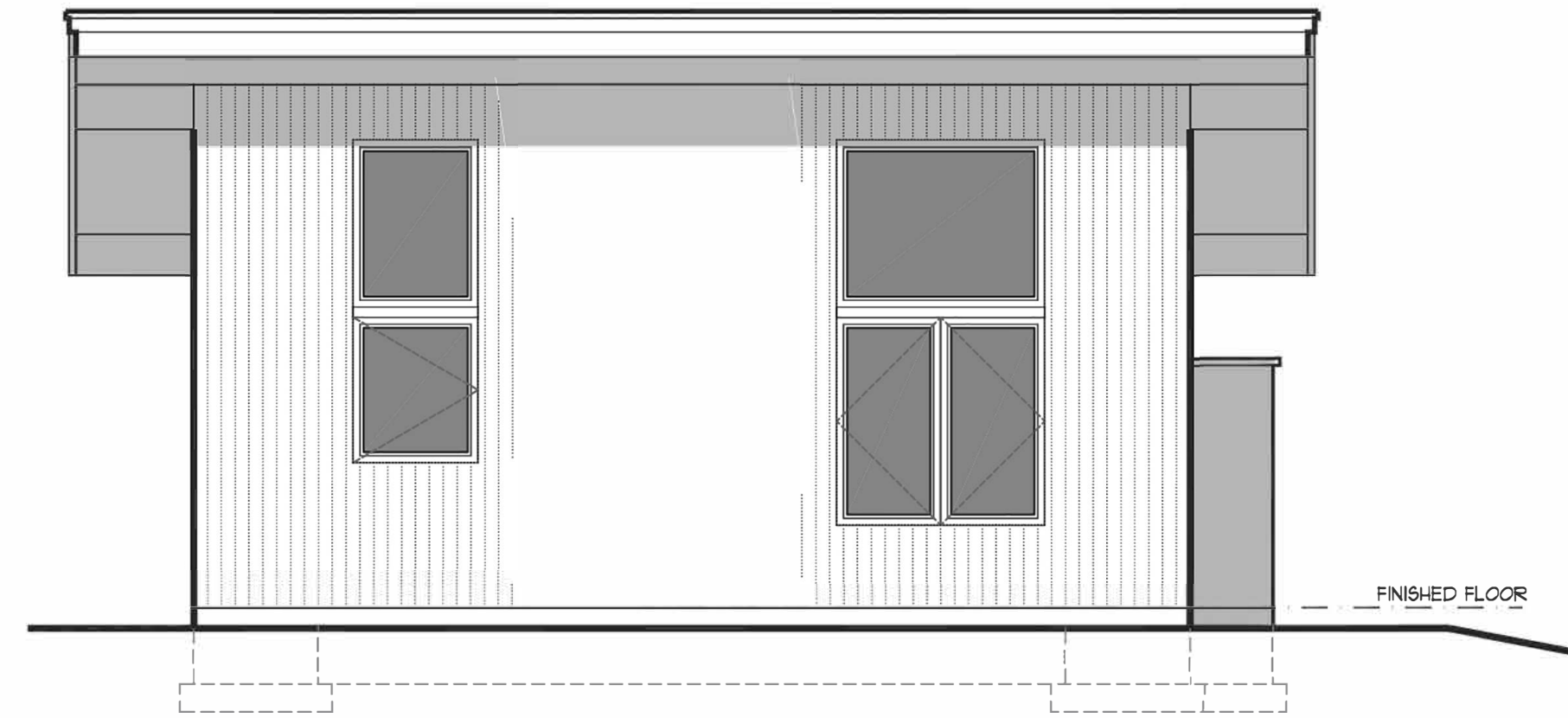
GAMES RM TRANSOM MEASUREMENTS (FIELD VERIFY ALL DIMS PRIOR TO ORDERING WINDOWS)



RIGHT SIDE ELEVATION

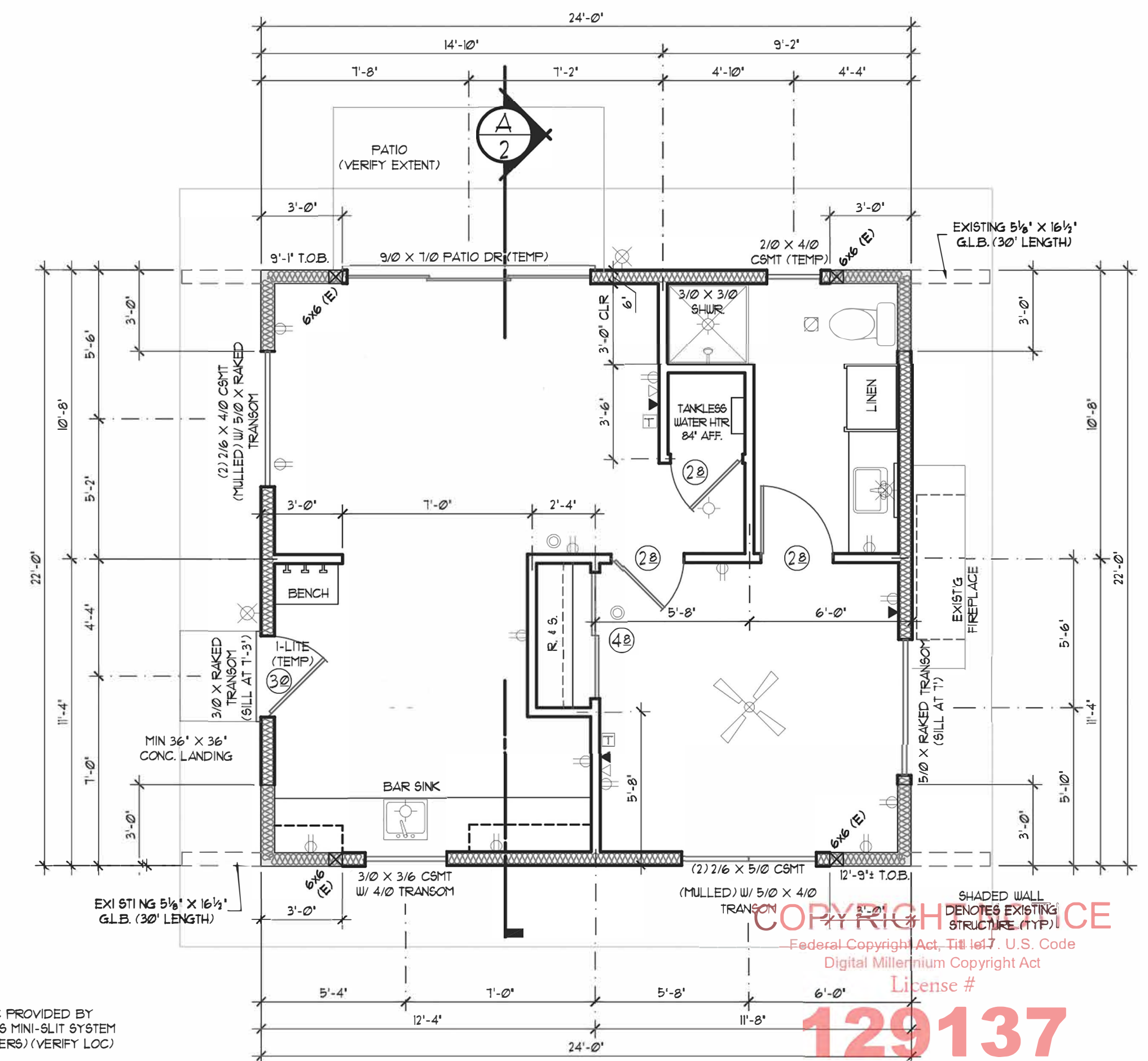
SCALE: 1/4" = 1'-0"

THE TYPE OF EXTERIOR FINISH, THE INSTALLATION AND THE WATERPROOFING DETAILS ARE ALL TO BE THE FULL RESPONSIBILITY OF THE OWNER. FOR THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE INTEGRITY OF THE BLDG ENVELOPE NEW EXTERIOR TO MATCH EXISTING



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

REFER TO ENGINEERING SHEETS FOR LATERAL SPECIFICATIONS PRIOR TO CONSTRUCTION

LEGEND					
	RECESSED LIGHT		DUPLEX OUTLET		BEARING POINT LOCATION (PROVIDE SOLID BEARING - MIN. OF MEMBER WIDTH UNO.)
	RECESSED DIRECTIONAL LIGHT FIXTURE		CEILING MOUNTED DUPLEX OUTLET		4 X 4 POST FROM ROOF H/P VALLEY OR RIDGE DOWN TO BEARING POINT ON WALL BELOW (MAX. OF 48" FROM VERT.)
	WALL MOUNTED LIGHT		220V OUTLET		FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)
	SURFACE-MOUNT LIGHT		TELEPHONE OUTLET		DATA OUTLET
	FLOOD LIGHT		TELEVISION OUTLET		BEARING WALL SUPPORTING STRUCTURE ABOVE
	SURFACE-MOUNT FLUORESCENT		4 X 10 HDR BEARING WALL INT. DOOR 4 OPENINGS W/ MIN (2) 2 X SUPPORT EA END (UNO.)		DROPPED STRUCT. MEMBER BEARING WALL
	RECESSED EXHAUST FAN VENTED TO THE EXTERIOR		SPEAKER LOCATION		SMOKE / CO DETECTOR (SEE 'GENERAL NOTES' FOR OTHER SPEC'S)
	CEILING FAN		POINT LOAD FROM ABOVE		POINT LOAD FROM ABOVE

ENERGY ENVELOPE KEY	
	WALL INSULATION
	FOUNDATION INSUL.

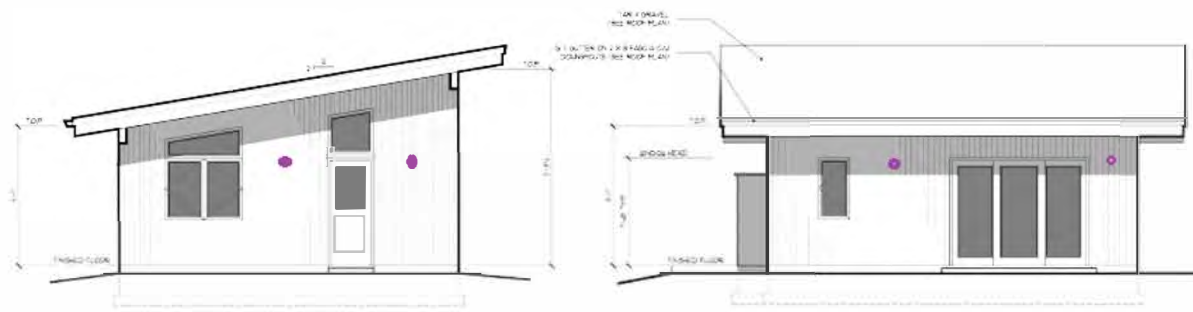
C.O. DET LOCATION	
	CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 15 FEET OUTSIDE OF EA. BEDROOM DOOR. AT EVERY FLOOR LEVEL W/ BEDROOMS (SEE SHEET 'G' FOR ADD'L INFO)

HVAC PROVIDED BY DUCTLESS MINI-SPLIT SYSTEM (BY OTHERS) (VERIFY LOC.)

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THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.



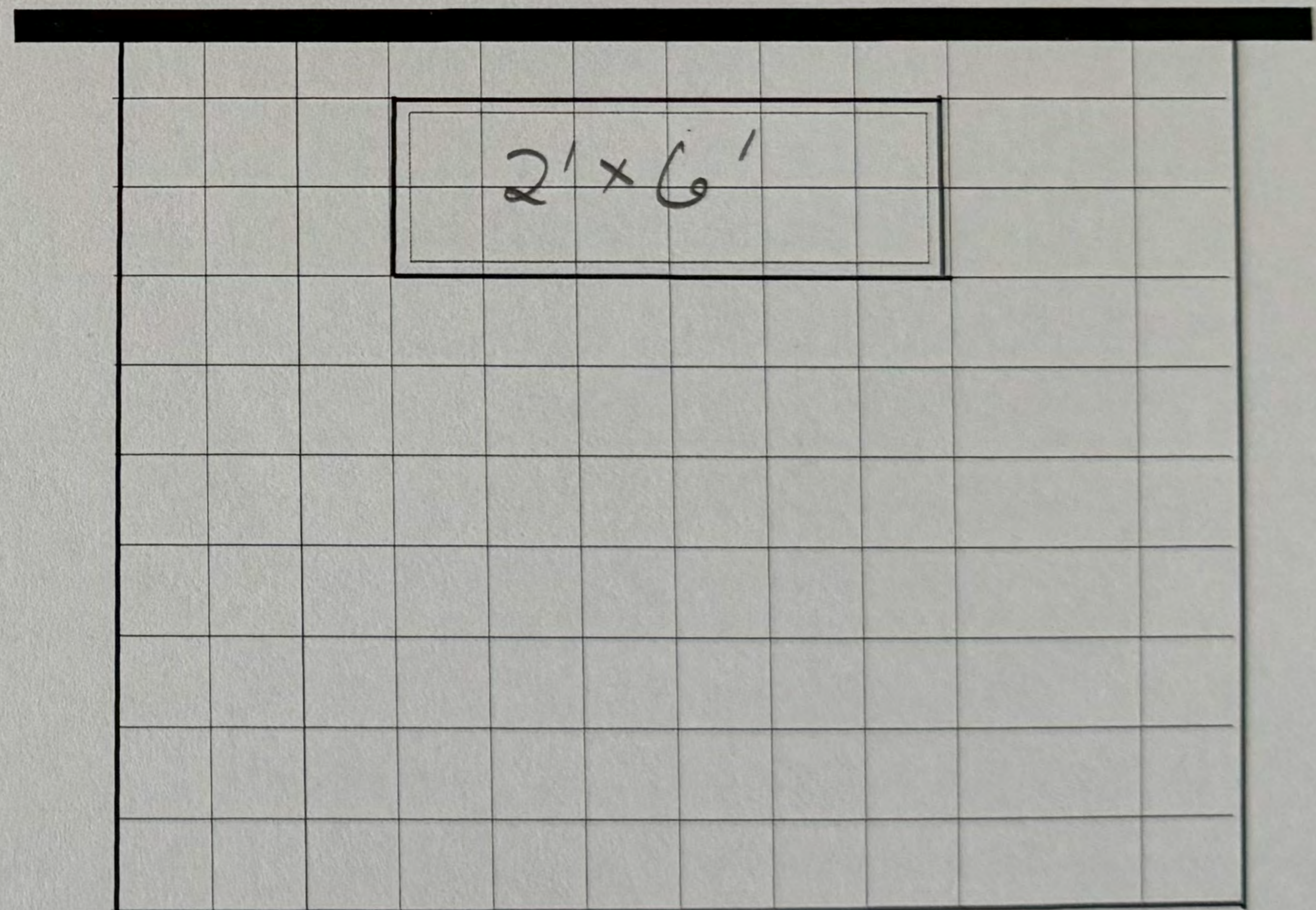
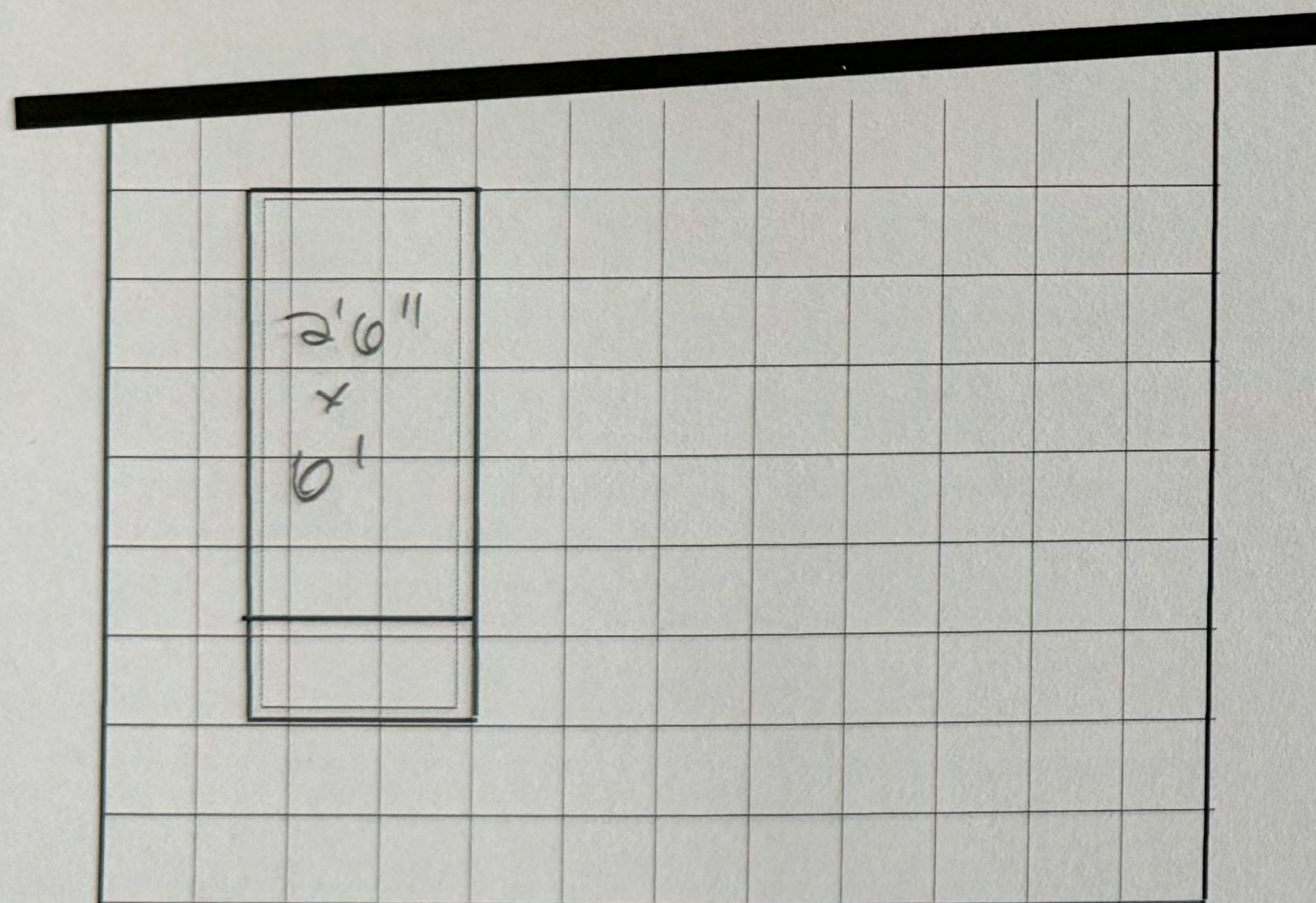
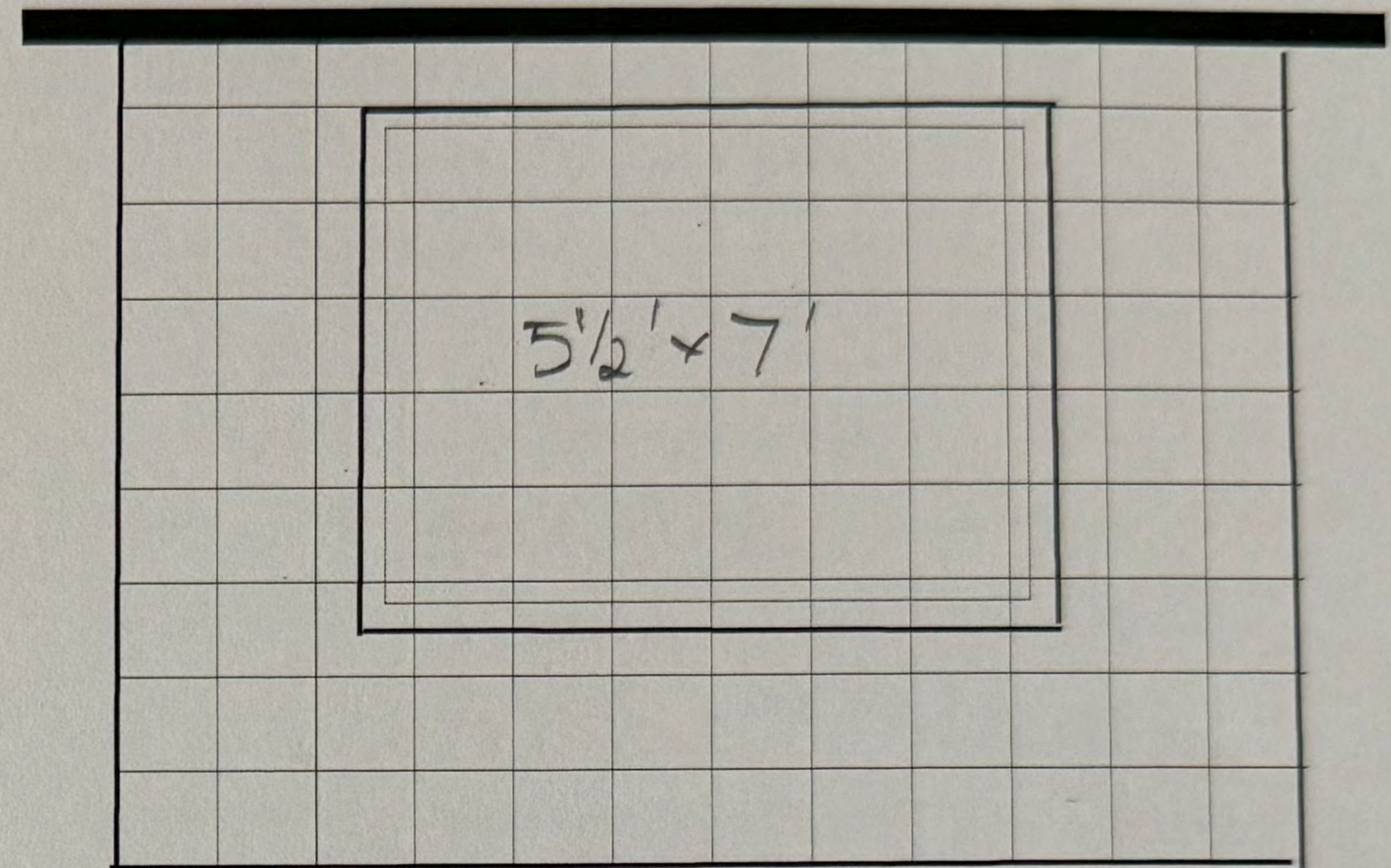
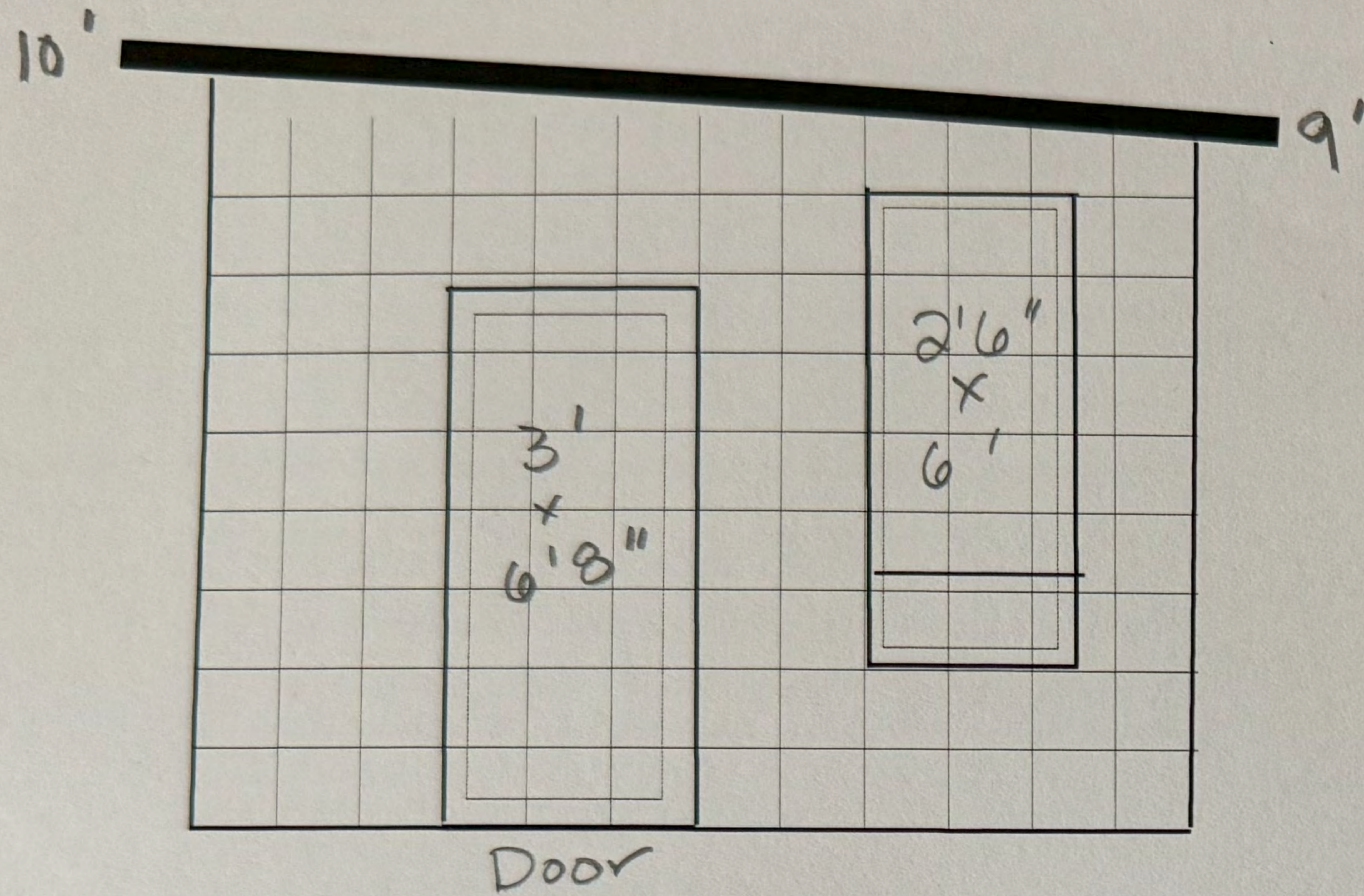
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REAR ELEVATION
SCALE: 1/4" = 1'-0"



128 River View Drive

12 x 12 Shed



- Siding - Concrete board
 - Paint - Dark Grey Salvaged # MAG 1416D
 - Roof - Composite Shingle - Dark Grey
 - Windows - Anderson 100
- All materials match Existing House