

AMENDED

Applicant(s) Ron & Carol Kroeskop/ David Sauter

Mailing Address: 323 Old Highway
Lyle, WA. 98635

Phone: (509)281-1619
(541) 980-5449

Email dbsauter@gorge.ws, Carolanne6057@yahoo.com

Property Owner(s) Ron & Carol Kroeskop

Mailing Address: 323 Old Highway
Lyle, WA. 98635

Phone: (541) 980-5449

Email rkroeskop@yahoo.com

Street Address 323 Old Highway, Lyle WA. 98635
of Parcel

Township, Range, T3N, R12E, Sec 29, NW1/4 & SW1/4
Section, Qtr. Section

Tax Lot Number(s)03-12-2900-000/600

Parcel Size 34.9 AC

Summary of
Proposal. Replace an existing single family dwelling that was destroyed by
fire 07/01/2024 in a new location.

Existing Use Single family residence, Agriculture, Farm Stand
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	624	22	24 x 56	before

				1933
Well House	200	8	10 x 20	2005
Wood Shed	200	12	10 x 20	1994

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.

The project is to replace an existing 2 story single family residence that was destroyed by fire on 07/01/2024 with a new one and a half (1 ½) story residence and an attached 1,008 SF garage in a new location on the parcel. The proposed new residence would include 1792 SF residential space, 1344 SF of covered patio, for a total footprint of 3,136 SF. The proposed residence structure would be constructed over a crawl space foundation resulting in less than 200 cubic yards of grading. Proposed residential structure would be 1 ½ story with a pitched gable roof with a maximum height not to exceed 24'. Roofing would consist of architectural asphalt shingles in a dark color. Siding is anticipated to be cement board (Hardie) painted in approved dark earth tones. The proposed detached garage would be 1,008 SF 1 ½ story with a pitched gable roof with a maximum height not to exceed 24'. Roofing would consist of architectural asphalt shingles in a dark color. Siding is anticipated to be cement board (Hardie) painted in approved dark earth tones.

Project would also include a new KPUD underground power line (approx. 525') to serve the new homesite as well as septic tank and drainfield for on-site waste water. No new domestic waterline is anticipated as the proposed site is already bisected by an existing waterline. It is anticipated that the new homesite will utilize the existing driveway and farm road system.

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.

North: Tuthill Ranches, Ranching. There are no structures on parcel

East: Single family residence, approximately 960'
Winery approximately 850'
Tasting Room approximately 1000'
Vineyard approximately 20'
Single family residence, approximately 350'
Vineyard and Row Crops, approximately 225'

South: Pasture and Public Lands, no structures

West: Pasture
Single family residence, approximately 100'

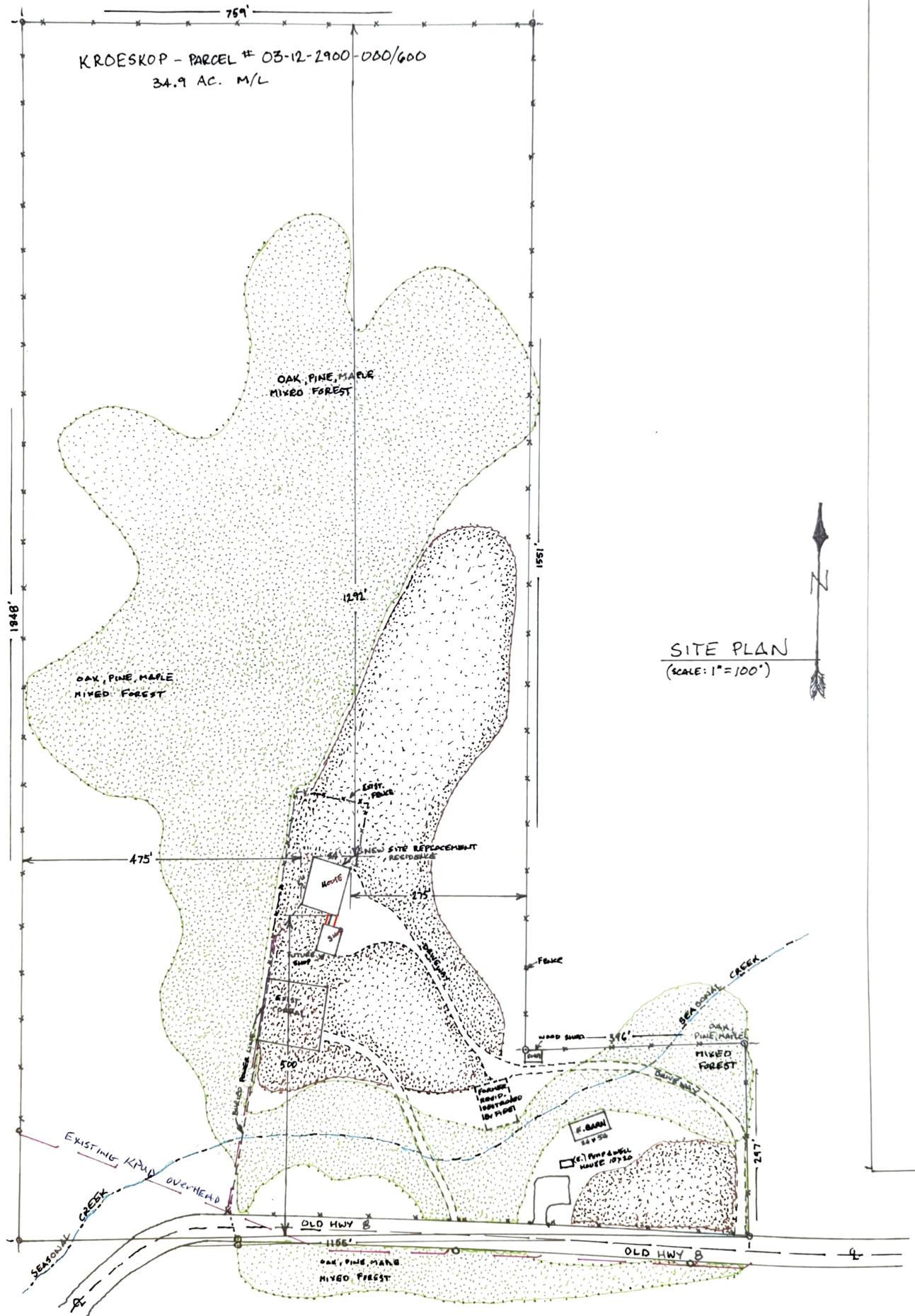
Signatures and Authorization to Access the Property: The property owner and holders of easements and partial interests indicate that they are aware that this application is being made on the subject property and the property owner authorizes the Gorge Commission and the Commission's designees reasonable 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>AMENDED</i> <i>John M. Dutey</i>	<i>12-9-24</i>
<i>Paul Kwockoy</i>	<i>12-9-24</i>

Property owner(s) signature:	Date
<i>Paul Kwockoy</i>	<i>12-9-24</i>

Easement and Partial Interest(s) signature:	Date

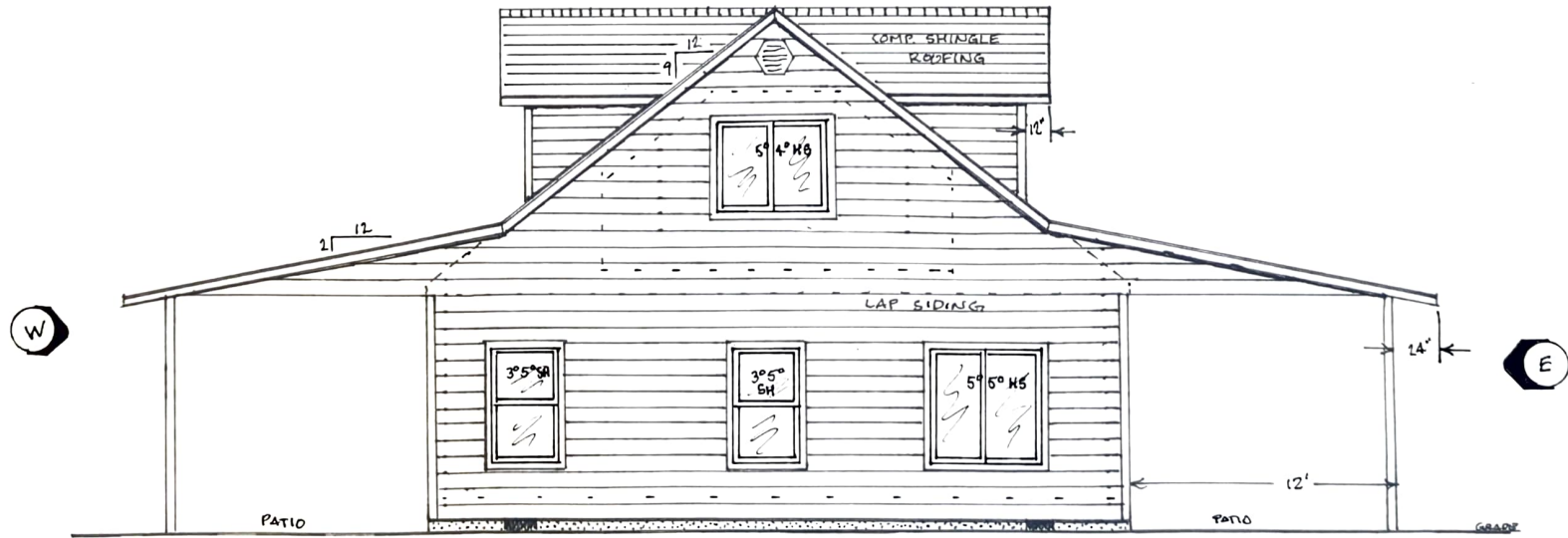
KROESKOP - PARCEL # 03-12-2900-000/600
34.9 AC. M/L



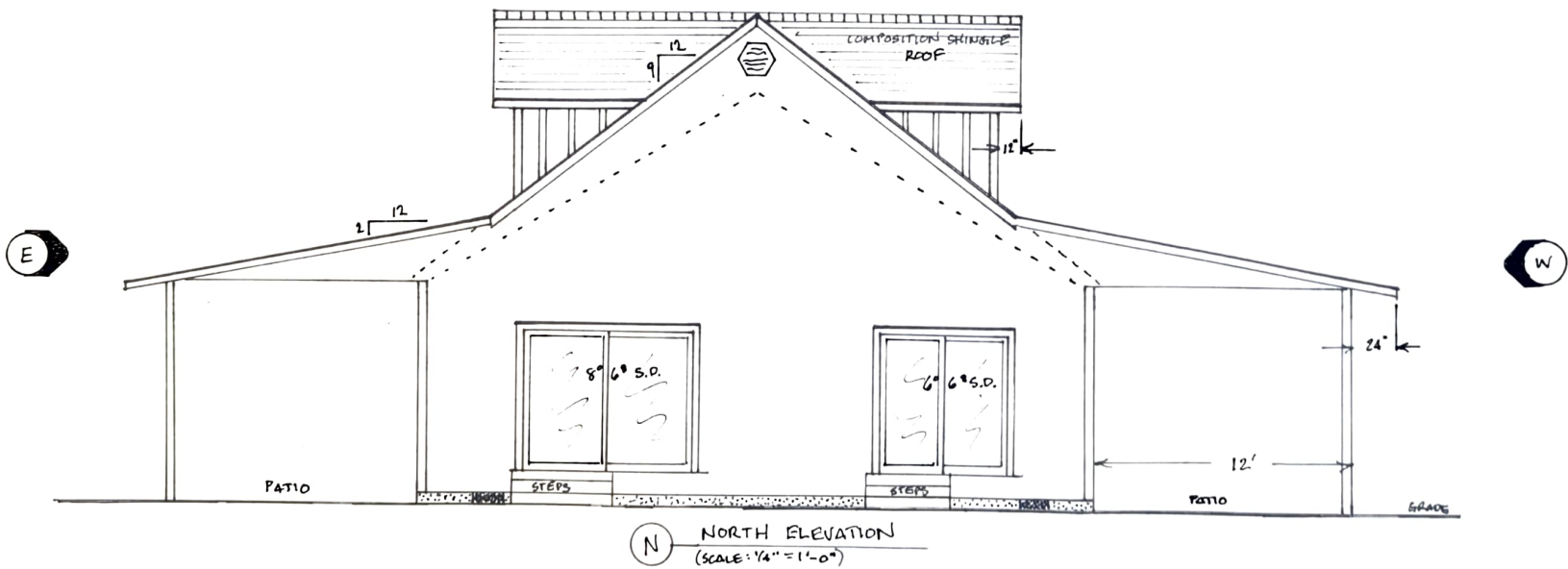
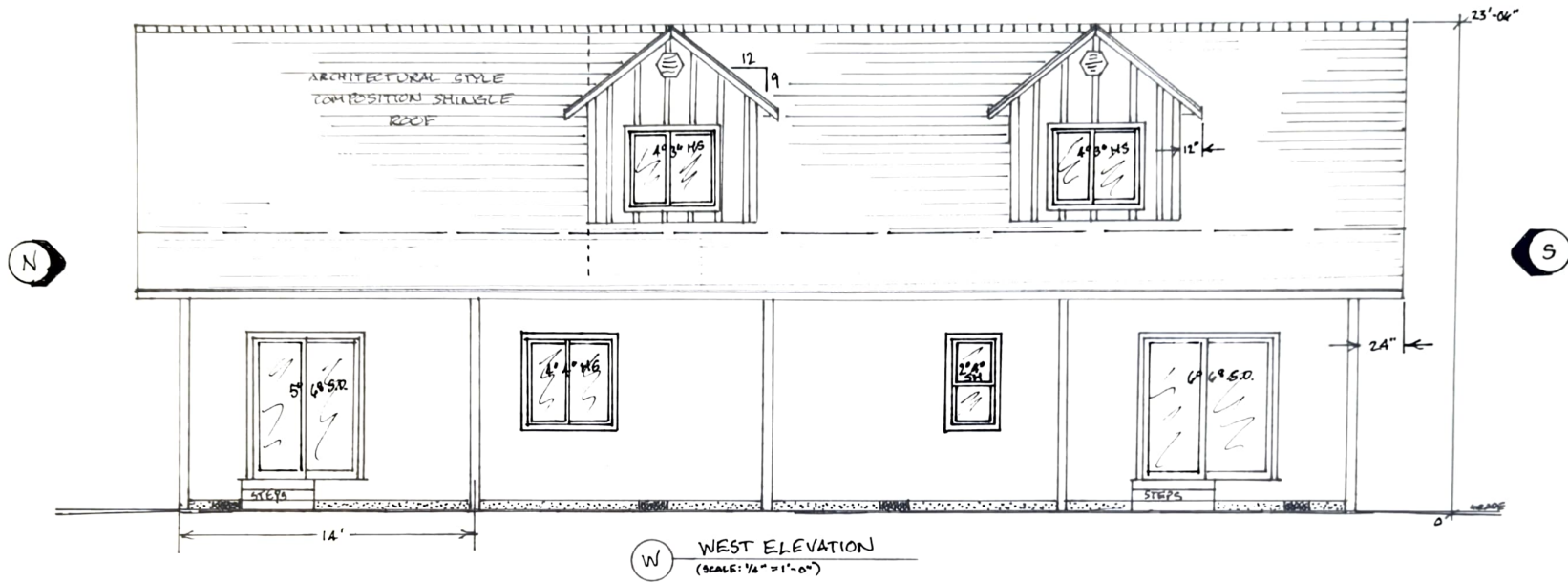
SITE PLAN
(SCALE: 1" = 100')

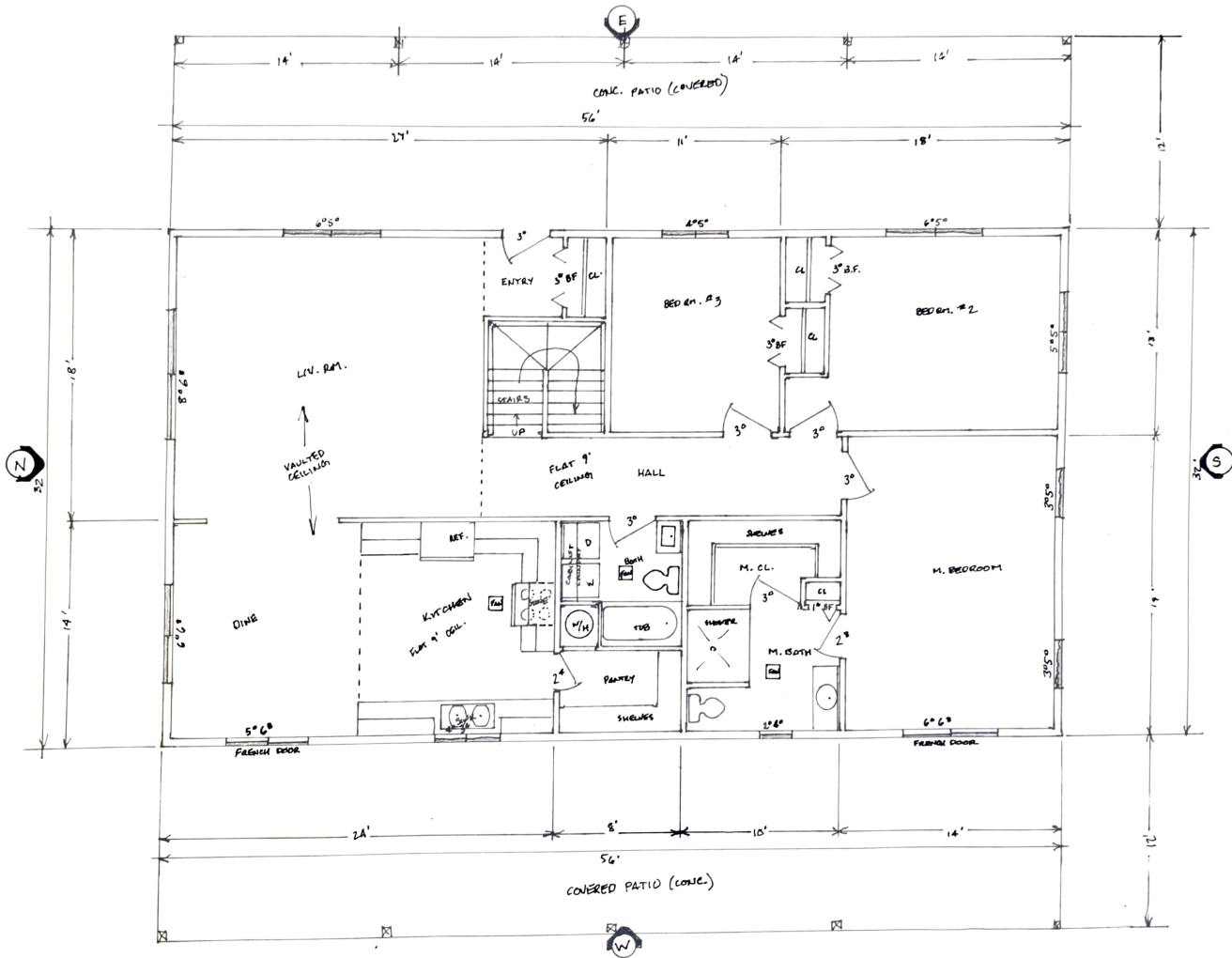


E EAST ELEVATION
(SCALE: 1/8" = 1'-0")

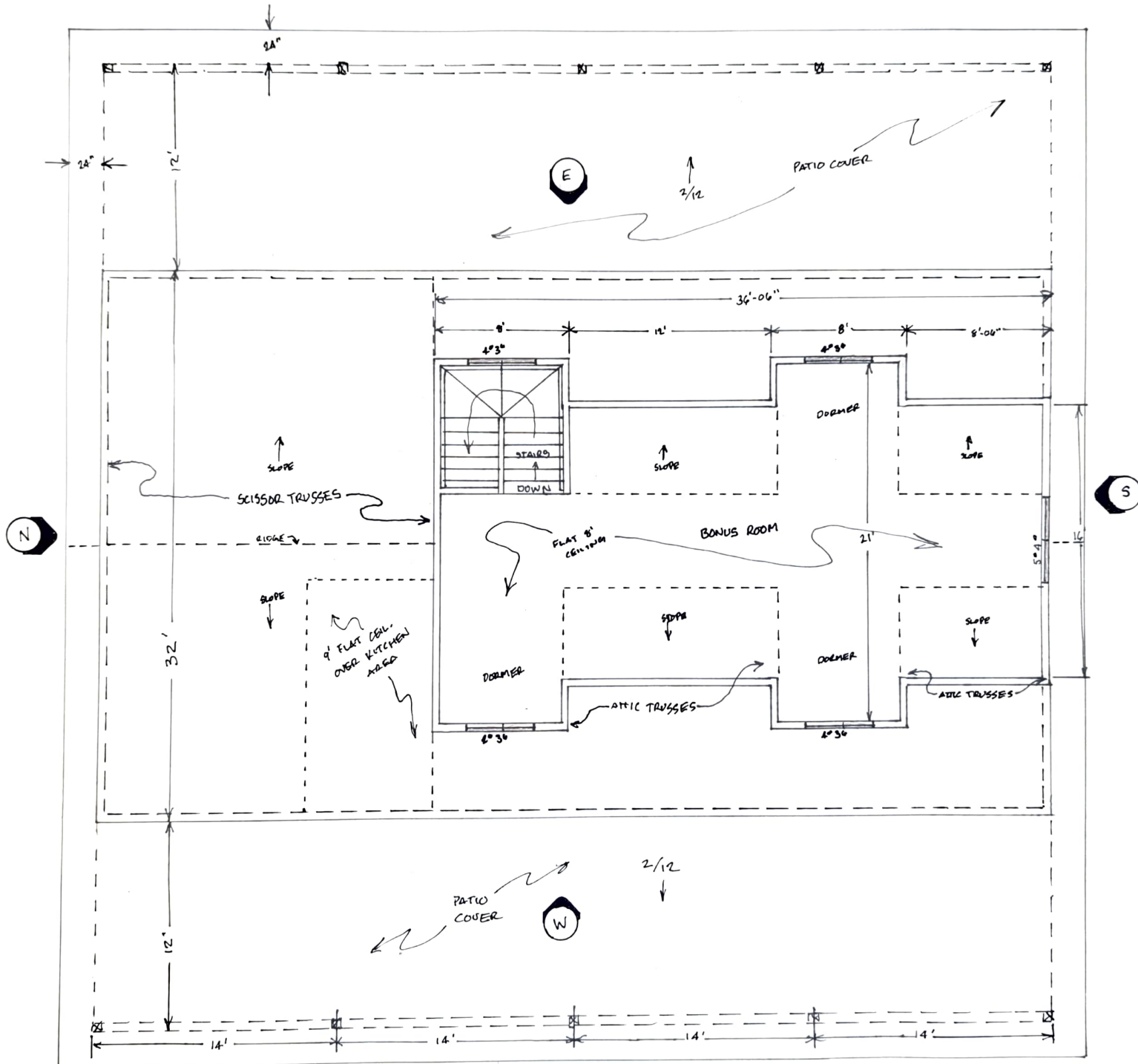


S SOUTH ELEVATION
(SCALE: 1/8" = 1'-0")



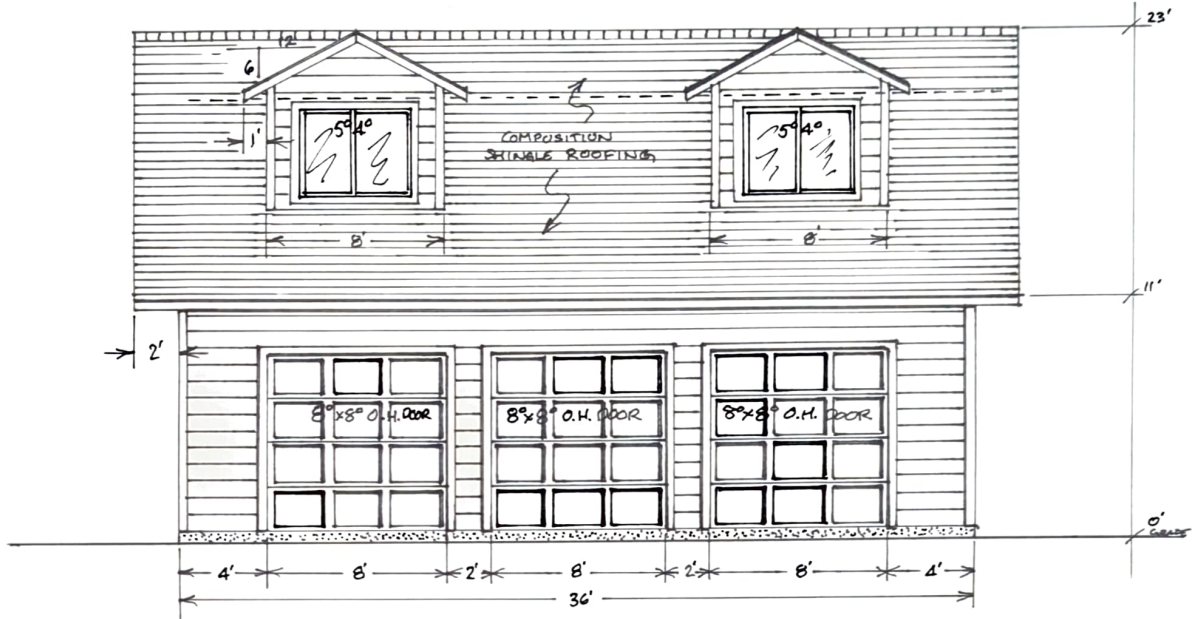


FIRST FLOOR PLAN
(SCALE: 1/4" = 1'-0")

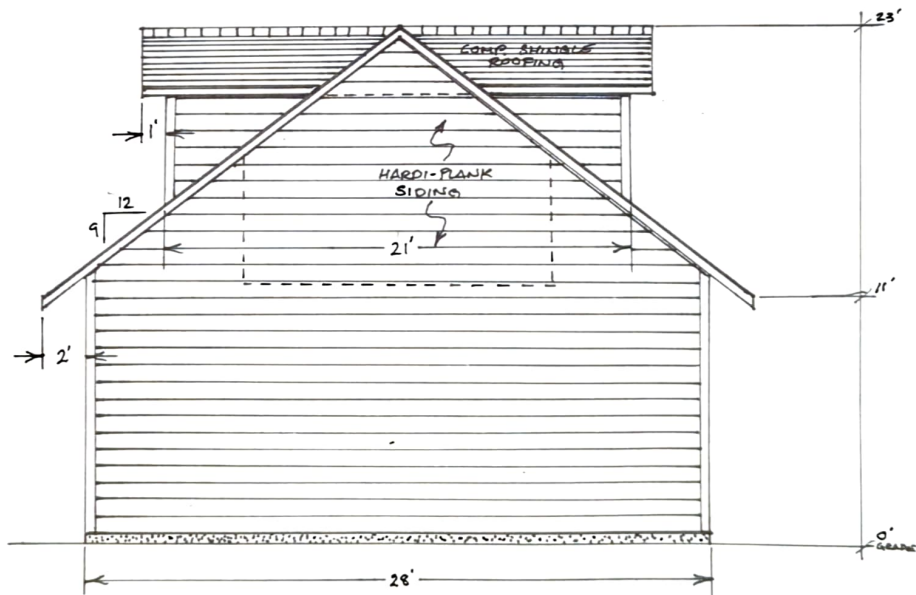


SECOND FLOOR PLAN
(SCALE: 1/4" = 1'-0")

KROESKOP

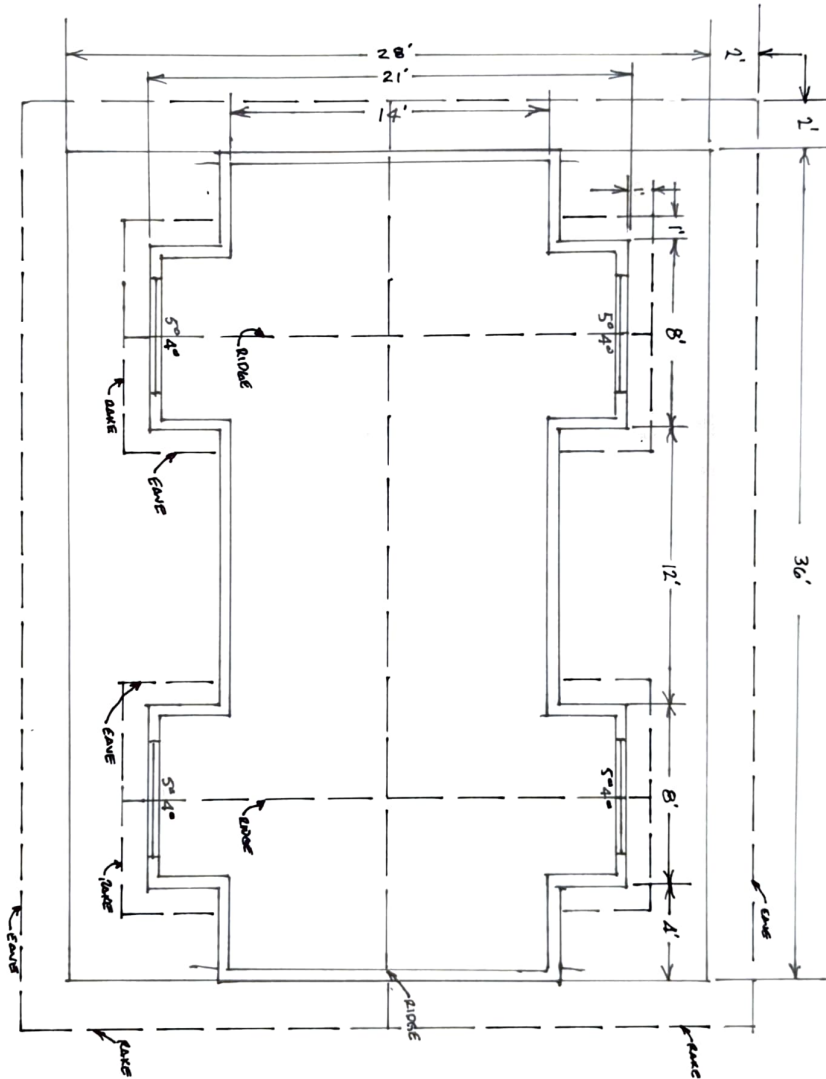


EAST ELEVATION
(SCALE: 1/4" = 1'-0")



SOUTH ELEVATION
(SCALE: 1/4" = 1'-0")

KROESKOP



SECOND FLOOR PLAN
(SCALE: 1/8" = 1'-0")

KRESKOP

