

RECEIVED
APR 13 2011
WASCO COUNTY PLANNING

DESIGN REQUIREMENTS

1. A site plan map has been included that shows all buildings and structures will meet setback requirement.
 NO YES N/A
2. Describe how that proposed development has been designed to be consistent with the following (attach addition sheets as necessary):

a. Existing landforms will be preserved and utilized for screening where applicable.

Existing landforms have been preserved
exception Seasonal Pond developed by
previous land owner.

b. Access and roads shall be designed and located to fit the natural topography with minimum grading and minimal modifications of existing landform.

Current access road see site map, developed by SD's
Lumber. Road follows natural topography.

c. Crests and ridges will be avoided where possible.

N/A

d. Cuts and fills shall be rounded and re-seeded with natural vegetation.

NO CUTS/FILLS

3. Existing vegetation shall be retained as much as possible and employed for landscaping and screening. In areas of parcels characterized by a predominance of oak or oak woodlands, native vegetation shall be retained to the greatest extent possible. Referenced publication is "Wildlife on White Oak Woodland" a Fish and Wildlife Project Publication available from the Planning Office and ODFW in The Dalles.

Describe how the proposal meets this requirement.

Vegetation has been retained, Oak trees and
vegetation removed around structure for wild fire
prevention/management.

A landscaping plan describing this has been submitted.

NO YES

DESIGN RECOMMENDATIONS

It is recommended all proposed development is consistent with the following:

1. Dwellings should be sited and landscaped to blend with their surroundings.
2. Power and telephone should be located underground where practicable.
3. Fences should be constructed of non-reflective materials and/or painted with non-reflective colors. Placement and alignment should be done to minimize their visibility
4. House and roof colors that are non-reflective, preferably earth tone colors, that blend with surrounding vegetation or landscape, should be used on all exterior surfaces.

ROAD ACCESS STANDARDS FOR DWELLINGS

These standards must be verified by the Wasco County Road Master prior to submitting application.

1. Name of the road accessing the parcel Ketchum Rd → Lucky Canyon → Parcel access.
2. Is the road a: County road (maintained by County)
 Public road (local access road maintained by adjacent property owners)
 Private road (maintained by owners)
Other _____
3. A road approach permit has been obtained from the Road Dept. and is attached. NO YES
4. Status of Road:
 - a. Publicly dedicated, Private, or easement? Private includes SD's, neighbor easement.
 - b. Length & width of Road (existing, platted or proposed): _____
 - c. Surface and base of Road: (Dirt, Gravel, etc...) Dirt/gravel
 - d. Complies with current road development standards. I have consulted with the Wasco County Road Department and the road complies with current development standards? NO YES
5. Road Disclosure Acknowledgement: If the road is determined to be a public road of local access and does not meet county road access standards, the applicant will be required to sign a Road Disclosure Acknowledgement (attached to this application) and record with the deed records of Wasco County.



SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Review Authority:

Chapter 2, Sections 2.060(A)(1) , 2.080, and 2.110(D) _____

Review Criteria

Chapter 3, Sections _____

- Legal Parcel: Property has been determined to be a legal parcel?
- Fire Safety: A Fire Safety Self Certification Form has been submitted?
- Site Plan: A site plan has been submitted that includes all required information (verify checklist on site plan sheet)?
- Elevation drawings: An elevation drawing has been submitted that shows the sides and heights of all proposed buildings including surrounding final grades?

Zoning Overlays – Development Site is within the following Divisions:

- 1. Flood Hazard: Specify Zone _____ NO YES
- 2. Geological Hazards: _____ NO YES
- 4. Cultural, Historic and Archeological _____ NO YES
- 5. Mineral & Aggregate _____ NO YES
- 7. Natural Areas _____ NO YES
- 8. Sensitive Wildlife Habitat _____ NO YES
- 12. Sensitive Bird Sites: _____ NO YES
- 13. Pond Turtle Sensitive Area: _____ NO YES
- Other: Specify _____

Easements – Are there any easements on the property (aerial or land based)? NO YES
If easement limits development, deed(s) shall be required which explain the easement.
Describe: _____

Water Resources Are there water sources on property or adjacent properties? NO YES
If yes indicate resource type, location and required buffer.

Does proposed development meet required buffer? NO YES

Setbacks Proposed development meets all property and agricultural setbacks? NO YES

Previous Map and Tax Lot #'s: _____

Past Actions: If yes, list review #(s) _____ NO YES
Is property still subject to conditions from previous review? NO YES
If yes, list review # and condition(s). _____

Access:

Property has a legal access from _____
Waiver of Remonstrance is required? NO YES
County or ODOT approach permit is required and has been obtained or initiated? NO YES

Address:

Address exists and has been verified to be correct? _____ NO YES
Address needs to be assigned after approval? NO YES

ROAD DISCLOSURE ACKNOWLEDGEMENT

Dated: _____

_____, hereinafter referred to as Declarant, is the owner of the real property described as follows, hereinafter referred to as the Property.

Map/Tax Lot Number(s)

Assessor Account Number(s)

Declarant(s) acknowledges that the proposed development will take place on property accessed by a public road of local access which does not meet county road standards. Declarant(s) further acknowledges that by building on the subject site, there is a risk to Declarant(s) and others visiting, renting, or purchasing said property because the subject site is served by a road which may not meet the standards for safe access for emergency vehicles. Declarant(s) is aware of and fully accepts said risk and the corresponding liability associated therewith.

I, (print name) _____, sign this declaration of my own free will after having waived by right to consult legal counsel.

I, _____, sign this declaration after having consulted _____, an attorney licensed to practice law in Oregon.

(signature)

(date)

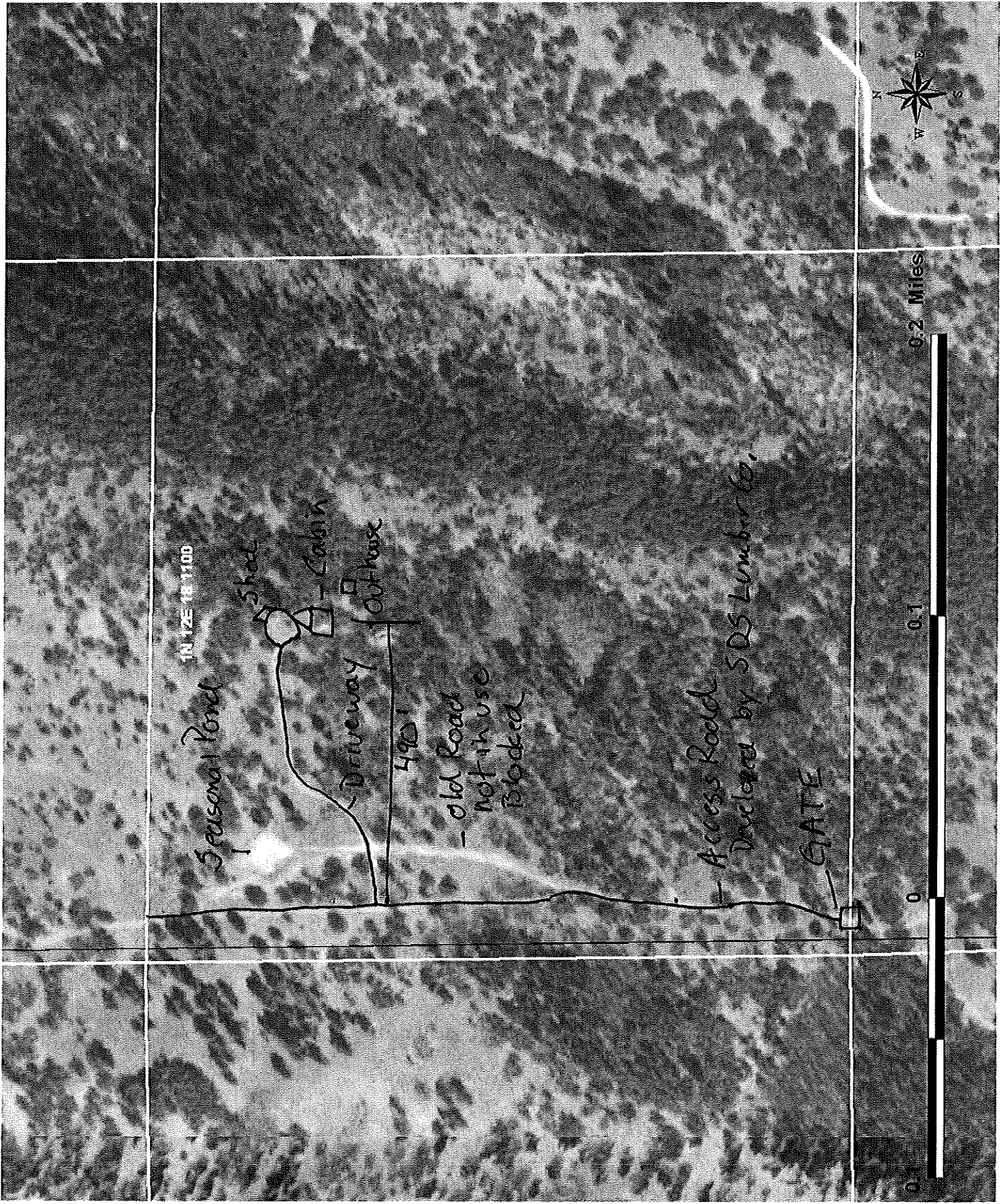
(signature)

(date)

STATE OF OREGON)
County of Wasco)

This instrument was acknowledged before me on _____, by _____.
(name)

Notary Public for Oregon
My Commission Expires: _____



1N 12E 1B 1100

Seasonal Pond

Shed

Cabin

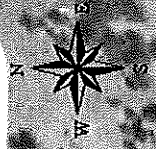
Driveway

490'

- old Road
not in use
Blocked

- Access Road
Developed by SDS Lumber Co.

GATE



0.2 Miles

0.1

0

