

**PLANNING AND DEVELOPMENT  
PLANNING DIRECTOR'S  
LAND USE DECISION**

FILE NO: MIS-08-21  
SUBJECT: Flood management permit to enclose an existing front porch/ entryway to his house and adding decking around pool.  
LEGAL DESCRIPTION: Assessor's Map 21E13CD Tax Lot 800  
LOCATION: 18490 Nixon Avenue  
OWNER: Martin Ralston  
APPLICANT: Harris McMonagele Associates  
ZONE: R-10  
PLAN DESIGNATION: Low Density Residential

Based upon the applicant's submitted materials, the Planning Director finds that the proposed improvements satisfy the standards of CDC Chapter 27: Flood Management Permit. The application is therefore **approved** with the following conditions:

1. Construct per submitted plans with any newly enclosed space (excluding steps from grade to entryway to house) at least one foot above flood elevation of 45.5 feet.

I hereby declare to have no interest in the outcome of this decision due to some past or present involvement with the applicant, the subject property, or surrounding properties, and therefore, can render an impartial decision. The provisions of Community Development Code Chapter 99 have been

January 2, 2009  
DATE

Bryan C. Brown  
PLANNING OFFICIAL

Appeals of this decision must be filed with the West Linn Planning Department within 14 days of the date of mailing.  
Appeal cost is \$2500 and must include specific grounds or basis for appeal.