

**CITY OF WEST LINN
PLANNING DIRECTOR DECISION
FILE NO. MISC-13-05**

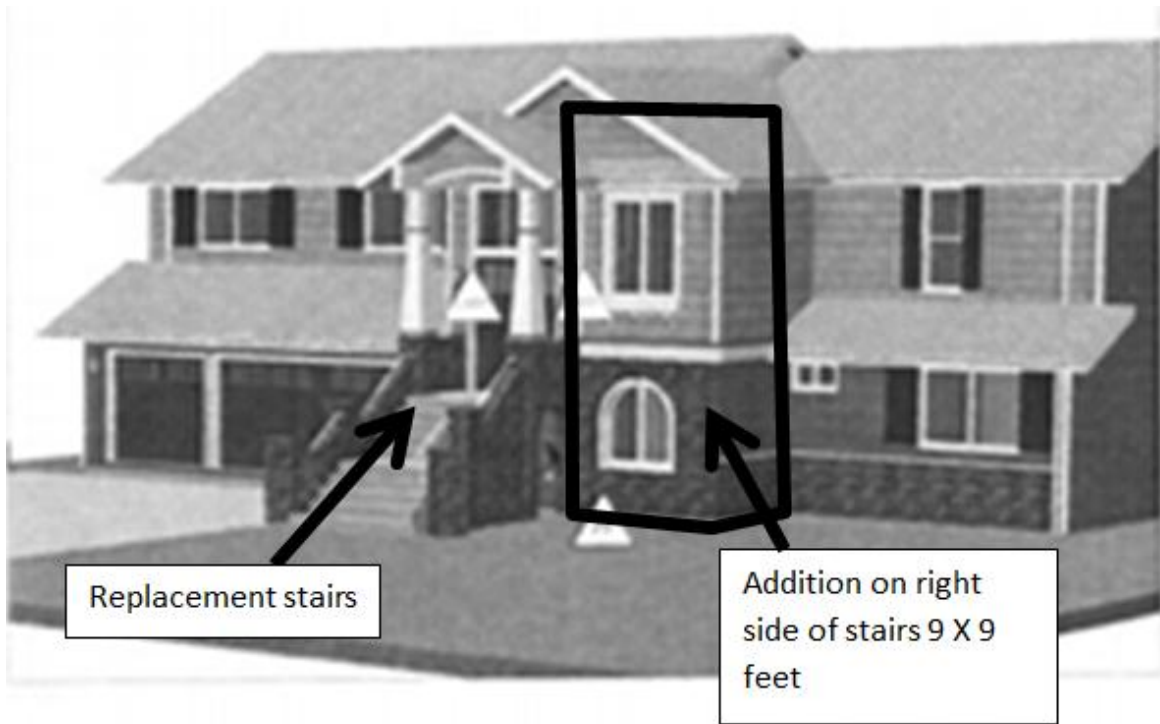
The West Linn Planning Director is considering a request to construct replacement stairs and a small addition in the flood management area at 19220 Nixon Avenue. You received notice because City records indicate that you own property within 100 feet of the subject property. The subject property is also identified as Tax Lot 1700 of Clackamas County Assessor's Map 21E-24AC.

The decision will be based on the approval criteria in Chapter 27 of the Community Development Code (CDC). The approval criteria from the CDC are available for review at City Hall, at the City Library, and at <http://www.westlinnoregon.gov/cdc>.

All relevant materials in the above noted file are available for inspection at no cost at City Hall, and on the city web site at <http://westlinnoregon.gov/planning/19220-nixon-ave-flood-management-area> or copies may be obtained for a minimal charge per page. Although there is no public hearing, your comments and ideas are invited and can definitely influence the final decision of the Planning Director. Planning staff looks forward to discussing the application with you. **The final decision is expected to be made on, and no earlier than, July 23, 2013**, so please contact us prior to that date. For further information, please contact Peter Spir, Associate Planner at 503- 723-2539 or pspir@westlinnoregon.gov. The alternate contact is Tom Soppe at 503-742-8660 or tsoppe@westlinnoregon.gov.

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.

SHAUNA SHROYER
Planning Administrative Assistant



Replacement stairs

Addition on right side of stairs 9 X 9 feet