



MULTNOMAH COUNTY
LAND USE PLANNING DIVISION
1600 SE 190TH Avenue Portland, OR 97233
(503) 248-3043 FAX: (503) 248 -3389

FLOODPLAIN DEVELOPMENT PERMIT
CASE FILE: FD 0-10
July 28, 2000

Request: A remodel and addition to an existing single family dwelling. Development is to occur on land located within the 100 year flood boundary as identified on Flood Insurance Rate (FIRM) Maps published by the Federal Emergency Management Agency.

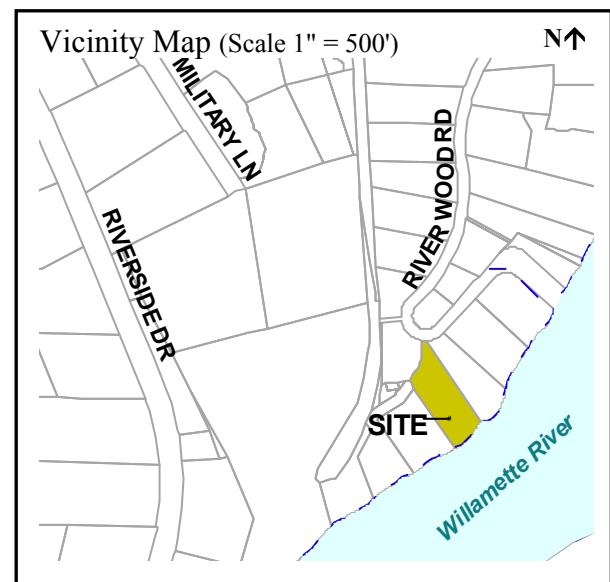
Location: 11833 SW Riverwood Road
TL 400, Sec 35, T1S, R1E, W.M.
Tax Account #R71130-1020

Applicant: Lee Winn
411 SW 6th Avenue
Portland, Oregon 97204

Owner: Michael Zupan
11833 SW Riverwood Road
Portland, Oregon 97219

Tributary: Willamette River

FIRM Map: Panel #360, dated 3/18/86



APPROVAL CRITERIA:

Approval criteria for this decision can be found within Chapter 29.600 et seq., Flood Hazard Regulations of the Multnomah County Building and Specialty Codes, copies of which are available at our offices.

MODIFICATIONS AND LIMITATIONS:

This permit is based on the site plans and elevation certificate provided by the applicant (attached). No development shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner to comply with these documents and the limitations described herein.

Follow up requirements after construction:

1. The property owner shall conduct an as-built elevation survey of the lowest floor. This survey shall be completed by a State of Oregon Registered Professional Engineer or Land Surveyor and must certify that the structure's lowest floor was elevated to at least one foot above the base flood level. **A copy of the as-built elevation survey shall be submitted to Multnomah County Land Use Planning prior to occupancy of the structure (MCC 29.606(B)(3)).**

Prior to sign-off of a building permit:

The property owner is to schedule an appointment with the Staff Planner, Derrick I. Tokos, AICP, at Multnomah County, (503) 248-3043, for building permit sign-off. The property owner shall bring 5 sets of site and building plans to the County for sign-off prior to submittal of the building permits to the City of Portland Building Bureau. Additionally, the property owner is to provide the following:

1. A performance bond or cash deposit in the amount of \$1000.00 to assure that the as-built elevation survey is submitted. The deposit/bond may be used to obtain the elevation survey, without notice, if it is not completed and submitted prior to occupancy of the dwelling. The performance bond or cash deposit shall be released upon submittal of the as-built elevation survey, unless utilized to obtain compliance (MCC 29.606(B)(3)(b)).
2. Detailed construction drawings and statement of compliance with the development standards listed under MCC 29.606, stamped by a licensed engineer or architect.

No additional land use action and/or permit requests shall be accepted, relating to the subject application, until such time as all required fees for said application have been paid in full.

Issued by:

Signed: Derrick I. Tokos, AICP, Planner
For: Kathy Busse, Planning Director

Date: Friday, July 28, 2000