



**LAND USE PLANNING DIVISION**  
1600 SE 190<sup>th</sup> Avenue Portland, OR 97233  
(503) 988-3043 FAX (503) 988-3389  
<http://www.multnomah.lib.or.us/lup/>

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## **FLOODPLAIN DEVELOPMENT PERMIT**

**CASE FILE: FD 0-12**  
**September 22, 2000**

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**Request:** Floodplain Development Permit application for constructing a single-family residence on the subject property. The property abuts the Columbia River and according to the Flood Insurance Rate Map (FIRM), is within the 100-year floodplain. The applicant proposes to construct the single-family residence at least one foot above the base flood elevation.

**Location:** 62737 NE Tumalt Road. See attached map.  
Tax Lot 45, Section 36, T2N, R6E, W.M.  
R#95636-0450.

**FIRM**

**Map:** Community Panel #410179-0300 A. Map dated June 15, 1982.

**Owner/  
Applicant:** **Property Owner:**  
Rick and Marlo Messmer  
P.O. Box 759  
Cascade Locks, OR 97014

**Applicant:**  
James Koch  
DBA Eastmont Custom Cabinets  
25120 SE Breakfront Lane  
Gresham, OR 97080

Applicable standards for this permit can be found in Chapter 29.600, Flood Hazard Regulations, of the Multnomah County Building and Specialty Codes. This permit is subject to the following limitations.

### **LIMITATIONS:**

#### **Prior to issuance of building permits:**

1. The applicant/ property owner shall submit a performance bond or cash deposit of \$1000.00 to Multnomah County, prior to issuance of building permits or start of development, to assure that the as-built elevation survey is submitted prior to occupancy of the dwelling. The performance bond will be released upon submittal of the as-built elevation survey unless it is used to obtain compliance with this Condition of Approval [as required under Chapter 29.606(B)(3)].
2. The applicant / property owner shall provide documentation to demonstrate the on-site waste disposal system is designed to: minimize infiltration of floodwaters into the system, minimize discharge from systems into the floodwaters, and avoid impairment or contamination during flooding [as required under Chapter 29.606(D)].

#### **On-going restrictions:**

1. This permit is based on the applicant's **written narrative in case file FD 0-12** and the **site plans dated July 12, 2000 and September 13, 2000**, unless otherwise modified as directed below. The proposed improvements to the property identified as R#95636-0450 (2N 6E Section 36 Tax Lot 45) shall be accomplished on the site in accordance with the design, size, and location shown and described in the application materials. It shall be the responsibility of the property owner to comply with these documents and the limitations of this permit.

**Follow up requirements after construction:**

1. The applicant/ property owner shall submit a post-construction Elevation Certificate to the Multnomah County Land Use Planning office once the construction of the single-family residence is complete (as required by the FEMA Elevation Certificate, Section C, #5). This survey shall be completed by a State of Oregon Registered Professional Engineer, Land Surveyor, or Architect (as required by the FEMA Elevation Certificate, Section E).
2. The applicant shall submit an as-built elevation survey to Multnomah County Land Use Planning office prior to occupancy of the structure. This survey shall be completed by a State of Oregon Registered Professional Engineer or Land Surveyor [as required under Chapter 29.606 (B)(3)].
3. The applicant/ property owner shall provide documentation to demonstrate that the structure was built in accordance with OAR 814-23-005 through 080 and State of Oregon 1 and 2 Family Dwelling Specialty Code [as required under Chapter 29.606 (B)(2)].
4. The property owner shall contact the Staff Planner, Tricia R. Sears, at the Land Use Planning Division at (503)-988-3043, to arrange for a **site inspection** after the project is complete. Or, the applicant may submit photos to the Staff Planner illustrating the project has been completed as approved.

**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:**

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Signed: Tricia R. Sears, Planner  
For: Kathy Busse, Planning Director  
September 22, 2000