

ROSEMONT ROAD HALF-STREET IMPROVEMENT
RENAISSANCE DEVELOPEMENT CORPORATION

Street Plan and Profile

3 ISUL ENGINEERING

375 PORTLAND AVENUE
GLADSTONE, OREGON 97027

DATE MAY 1996

SCALE H: 1" =
V: 1" =

DRAWN	PS
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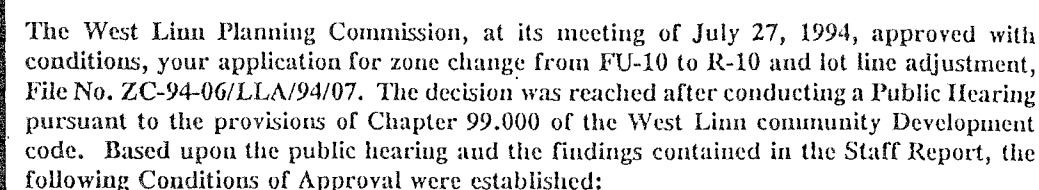
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OF 2 SHEET

of 2 size



1. A single joint use access to Rosemont Road shall be provided for the two development lots.
2. All codes and requirements of the City of West Linn relative to the development of the two lots be complied with.
3. No further development of the remaining property shall be considered until such time as sewer service is available from the Tanner creek/Parker Road sanitary sewer system.
4. Cash-in-lieu for half-street improvements on frontage of Rosemont Road to be determined by City Engineer with possible SDC credits at time of building permits.
5. Five (5) foot utility easements shall be established along the front and rear property lines of each lot.
6. The applicant shall file an application for delayed annexation of the two development lots, through the City, with the Portland Metropolitan Area Boundary Commission following the expiration of the appeal period. If this may be required.

Appeals to the decision by parties with standing must be filed within fourteen (14) days of the mailing of this decision pursuant to CDC 99.240.

Deborah J. Shell
DEBORAH SHELL, CHAIR
WEST LINN PLANNING COMMISSION

July 29, 1999
DATE

Mailed this 29th day of July, 1994.

Appeal filing deadline: 5 p.m., AUGUST 12, 1994.

