

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 8, 2006

Larry M. Tew
PO Box 190426
Mobile, AL 36619

Re: Case #SUB2006-00186
Bennett Pointe Subdivision
North side of Old Pascagoula Road, 570'± West of Theodore Dawes Road.
2 Lots / 10.6± Acres

Dear Applicant(s) / Property Owner(s):

At its meeting on September 7, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **the dedication of sufficient right-of-way to provide 50 feet from the centerline of Old Pascagoula Road;**
- 2) **placement of a note on the Final Plat stating that proposed Lot 1 is limited to two curb cuts, and proposed Lot 2 to a single curb cut, with size, location and design to be approved by County Engineering;**
- 3) **the placement of the 25-foot building setback lines on the final plat; and**
- 4) **placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.