

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 6, 2008

Cynthia Russell
5000 Dawes Road
Theodore, AL 36582

Re: Case #SUB2008-00112
Russell Place Subdivision Resubdivision of Lot 1
5000 Dawes Road
(North side of Dawes Road, at the North terminus of Wear Road).
2 Lots / 2.9± Acres

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

At its meeting on June 5, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **illustration of the 25' minimum building setback line as measured from the previously dedicated right-of-way;**
- 2) **placement of a note on the final plat stating that each lot is limited to one curb cut to Dawes Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;**
- 3) **labeling of each lot with its size in square feet and acres, or the provision of a table on the plat furnishing the same information;**
- 4) **placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 5) **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.

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It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Polysurveying Engineering-Land Surveying