

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 8, 2005

Robert C. Stevens
800 Downtowner Boulevard, Suite 105
Mobile, AL 36609

Re: Case #SUB2005-00044
Dawes Creek Subdivision, Resubdivision of Lots 25, 26, 27, 29, 30, and 31
Southeast corner of Dawes Creek Drive and Airport Road, and North side of
Dawes Creek Drive, 110'± East of Airport Road.
4 Lots / 2.6± Acres

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

At its meeting on April 7, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the placement of a note on the final plat stating that Lot 3 is denied direct access to Airport Road;
- (2) the placement of a note on the final plat stating that any lot that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and
- (3) placement of the required 25-foot minimum building setback lines on the final plat.

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 henley@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
Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II

cc: Polysurveying Engineering – Land Surveying