MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION

May 7, 2004

Better Houses, Inc.
P. O. Box 16124
Mobile, AL 36616

Re: Case #SUB2004-00092
Pine Valley Subdivision, Resubdivision of
East side of Schillinger Road, 160'± South of Adobe Ridge Road South.
3 Lots / 58.8± Acres

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

At its meeting on May 6, 2004, the Planning Commission waived Section V.D.3. of the Subdivision Regulations, and 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 Schillinger Road;
(2) the placement of a note on the final plat stating that each lot is limited to one curb cut to Schillinger Road, with the size, location and design to be approved by County Engineering;
(3) the placement of a note on the final plat stating that Lot 3 is denied access to Adobe Ridge Road South and Ridgeline Drive;
(4) the placement of a note on the final plat stating that if any property is developed commercially and adjoins residentially developed property, a buffer in compliance with Section V.A.7. of the Subdivision Regulations, will be provided;
(5) the developer obtain any necessary federal, state, and local environmental approvals prior to development; and
(6) the placement of the 25-foot minimum building setback line 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.

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: Rester and Coleman Engineers, Inc.
Creekwood, LLC