

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2005

Lawler and Company
8975 Dawes Lane North
Mobile, AL 36619

Re: Case #SUB2005-00187

Deer Port Commerce Park Subdivision

Northeast corner of Dauphin Island Parkway and Deer River Road, extending South and East to the North side of the Theodore Ship Channel, 830' ± East of Dauphin Island Parkway.
5 Lots / 78.5± Acres

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

At its meeting on September 15, 2005, the Planning Commission waived Section V.D.3. and approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that Lots 1 and 3 are denied access to the existing Deer River Road, and Lot 4 is limited to one curb cut to Dauphin Island Parkway, with the size, location and design to be approved County Engineering;**
- 2) the provision of a temporary turnaround at the end of the new Deer River Road where it meets the right-of- way of the existing Deer River Road; subject to County Engineer approval; and**
- 3) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; and**
- 4) placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall 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 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 olsen@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: _____
Richard Olsen
Deputy Director of Planning

cc: Lawler and Company