

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 19, 2002

Spectrum Realty, Inc.
824 Third Street
West Point, GA 31833

Re: Case #SUB2002-00049

Plat No. 1, Spectrum Realty Subdivision

7790 Moffett Road (Northeast corner of Moffett Road and Schillinger Road).

1 Lot / 1.7± Acres

Dear Applicant(s):

At its meeting on April 18, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of sufficient right-of-way to provide 50' from the centerline of Schillinger Road;
- 2) the dedication of sufficient right-of-way to provide 50' from the centerline of Moffett Road;
- 3) the dedication of sufficient radii along the intersection of Moffett Road and Schillinger Road, to be approved by County Engineering Department and ALDOT;
- 4) the placement of a note on the final plat stating that the development be limited to one curb cut each to Moffett Road and Schillinger Road, with the location and design to be approved by County Engineering Department;
- 5) the placement of a note on the final plat stating that if the lot is developed commercially and adjoins residentially developed property a buffer in accordance with Section V.A.7 of the Subdivision Regulations shall be provided; and
- 6) the placement of twenty-five foot minimum building setback lines along all street frontages 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: Pilgreen Engineering, Inc.