

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 8, 2005

Cassandra A. Davis
4961 Dan Williams Road
Theodore, AL 36582

Re: Case #SUB2005-00047
A. K. Davis Subdivision
Northwest corner of Mardanne Drive and Bellingrath Road.
2 Lots / 0.5± 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 provision of a 75-foot setback (which includes the required minimum building setback of 25-feet), from the centerline of Bellingrath Road;
- (2) the placement of a note on the final plat stating that Lot 1 is limited to one curb cut, to Bellingrath Road, with the size, location and design to be approved County Engineering;
- (3) the placement of a note on the final plat stating that Lot 2 is denied access to Bellingrath Road.
- (4) 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
- (5) placement of the required 25-foot minimum building setback line along Mardanne Drive.

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 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: Polysurveying Engineering – Land Surveying