

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 9, 2004

C. R. Properties, L.L.C.
Attn Stephen Case
5013 W. Ridgelawn Dr.
Mobile, AL 36608

Re: Case #SUB2003-00311
Annwood & Riverside Subdivision
3118 Annwood Drive (Southwest corner of Annwood Drive and Riverside Drive).
4 Lots/ 1.3± Acres

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

At its meeting on January 8, 2004, 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 1 is limited to one curb cut;**
- 2) **the dedication of a 25' radius at the intersection of Riverside Drive and Annwood Drive;**
- 3) **the provision an eight-foot setback for the structure on Lot 2 or the removal of the structure prior to the recording of the final plat; and**
- 4) **the removal of the accessory structures on Lot 3 prior to the recording of 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: Rester and Coleman Engineers, Inc.