

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 20, 2002

Airport Joint Venture
c/o Turnbow & Associates
750 Downtowner Boulevard
Mobile, AL 36609

**Re: Case #SUB2002-00272
Baker Estates Subdivision**

South side of Airport Boulevard, at the Southern terminus of Flave Pierce Road, 1.970'±
East of Walter Smith Road.
46 Lots / 22.0± Acres

Dear Applicant(s):

At its meeting on December 19, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that Lot 46 is limited to one curb cut to the proposed street and one curb cut to Airport Boulevard, size, location and design to be approved by County Engineering;
- 2) provision of buffering where any commercial lots abut residential lots, in compliance with Section V.A.7 of the Subdivision Regulations;
- 3) provision of traffic calming devices, number, location and design to be approved by the County Engineering Department;
- 4) the portion of the site affected by the flight path of the new parallel runway for the Mobile Airport Authority should be delineated and a note placed on the final plat stating the potential impact; and
- 5) developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits.

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/ Margaret Pappas, Planner II

cc: M. Don Williams Engineering