

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 7, 2005

James Thomas Barnes
7460 Old Shell Road
Mobile, AL 36608

Re: Case #SUB2004-00245
Barnes Subdivision
Southeast corner of Old Shell Road and Fairview Street East.
1 Lot / 3.7 \pm Acres

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

At its meeting on January 6, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the dedication of sufficient right-of-way to provide 50-feet from the centerline Old Shell Road;
- (2) the dedication of a 25-foot radius at the corner of Old Shell Road and Fairview Street East;
- (3) the placement of a note on the final plat stating that the number, location, size, and design of all curb cuts to Old Shell Road must be approved by County Engineering;
- (4) dedication of adequate right-of-way to provide 25-feet from the centerline of Fairview Street East;
- (5) the placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and
- (6) the placement of the 25-foot minimum setback lines on the final plat (from the dedications).

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: M. Don Williams Engineering