

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 17, 2002

Greg Allen
3290 Riverview Pointe
Theodore, AL 36582

Re: Case #SUB2002-00081

Bayou's Bend Subdivision

West side of Dog River Road, ¼ mile± South of Dog River Lane.
3 Lots / 5.2± Acres

Dear Applicant(s):

At its meeting on May 16, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) obtaining of any necessary approvals from federal, state and local agencies;
- 2) the construction of the existing unimproved right-of-way to existing standards to a point 25 feet South of the North lot line of Lot 3;
- 3) the placement of a note on the final plat stating that all access to Lot 3 will be via the new improvements; and
- 4) placement of required 25' minimum building setback line 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.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Victor McSwain, Secretary

/s/ Richard Olsen, Planner II

cc: Polysurveying Engineering – Land Surveying