

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 8, 2004

Eric Beall as President of Bay Bridge Properties
P. O. Box 116
Mobile, AL 36601

Re: Case #SUB2004-00191
B & B Commercial Subdivision
1855 Telegraph Road (West side of Telegraph Road, 115'± North of Stimrad Road).
1 Lot / 2.8± Acres - Council District 2

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

At its meeting on October 7, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the dedication of sufficient right-of-way to provide 40' from the centerline of Telegraph Road;
- (2) the placement of a note on the final plat stating that the location, size, and design of all curb cuts are to be approved by ALDOT and Traffic Engineering; and
- (3) the placement of the 25-foot minimum 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.

Eric Beall as President of Bay Bridge Properties (Case #SUB2004-00191)
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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: Lovitte Surveying, Inc.