

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 26, 2002

William D. & Viola C. Brewer
5015 Dawes Road
Theodore, AL 36582

Re: Case #SUB2002-00147
Brewers Subdivision
Southeast corner of Dawes Road and Wear Road.
3 Lots / 6.6± Acres

Dear Applicant(s):

At its meeting on July 25, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the provision of a 35 foot setback (which includes the required minimum building setback of 25 feet) from the centerline of Dawes Road;
- 2) the placement of a note on the final plat stating that Lots 1 & 3 are limited to one curb cut each to Wear Road, and Lot 2 is limited to one curb cut to Dawes Road, with the size, location and design to be approved County Engineering;
- 3) the placement of a note on the final plat stating that any lot that is developed commercially and adjoins residentially developed property shall provide a buffer in compliance with Section V.A.7 of the Subdivision Regulations; and
- 4) the placement of the required twenty-five foot minimum building setback line along all road frontages 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

By: /s/ Richard Olsen, Planner II

cc: Sims Surveying Services, Inc.