

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 6, 2004

Crossroads, LLC
P. O. Box 1629
Foley, AL 36535

**Re: Case #SUB2004-00164
Breydon Square Subdivision**

South side of Old Shell Road, 270'± East of Wilroh Drive East.
11 Lots / 3.3± Acres (Council District 7)

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

At its meeting on August 5, 2004, 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 of Old Shell Road;
- (2) the placement of a note on the final plat stating the Lots 1 and 11 are denied direct access to Old Shell Road;
- (3) a note placed on the final plat stating that the maintenance of the common areas and detention is the responsibility of the property owners; and
- (4) the placement of the 25-foot minimum building setback lines 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.

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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/ Richard Olsen, Planner II

cc: Engineering Development Services LLC