

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 5, 2004

Lonnie N. Manning, Charles T. Brown &
Sharon Properties, Inc.
2215 Largo Avenue
Mobile, AL 36609

Re: Case #SUB2004-00018
Brown-Manning Subdivision, Revised
880 and 908 Dawes Road (West side of Dawes Road, 160'± South of Magnolia
Village Drive North).
3 Lots / 1.9± Acres

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

At its meeting on March 4, 2004, the Planning Commission waived Section V.D.3., of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- (1) the placement of a note on the final plat stating that all lots are limited to one curb cut each to Dawes Road, with the size, location and design to be approved by County Engineering; and
- (2) 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.

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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Sharon Properties, Inc. (Case #SUB2004-00018)
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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: Regan Land Surveying, Inc.