

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 9, 2002

Tracy Burnham
7770 Rangeline Road
Theodore, AL 36582

Re: Case #SUB2002-00171
Burnham Place Subdivision

West side of Snow Road, 1/2 mile± North of Howell's Ferry Road.
3 Lots / 11.5± Acres

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

At its meeting on August 8, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the provision of a 75 foot setback from the centerline to provide for the right-of-way of the planned major street, which includes the required 25 foot minimum building setback;
- (2) the placement of a note on the final plat stating that each lot is limited to one curb cut, with location and design to be approved by County Engineering; and
- (3) the placement of note on the final plat stating that if any lot is developed commercially and adjoins residential property, a buffer in compliance with Section V.A.7. of the Subdivision Regulations will be provided.

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: Polysurveying Engineering – Land Surveying