

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 17, 2005

Doug Brown
1564 Hurtel Street
Mobile, AL 36605

Re: Case #SUB2005-00114
Central Baptist Subdivision
996, 1004 and 1006 Dauphin Island Parkway (West side of Dauphin Island
Parkway at the West terminus of Hurtel Street).
2 Lots / 7.8± Acres
Council District 3

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

At its meeting on June 16, 2005, the Planning Commission waived Section V.D.3., of the Subdivision Regulations, and approved the above referenced subdivision subject to the following conditions:

- (1) completion of an administrative PUD; 2) depiction of the 25-foot minimum building setback line;
- (2) placement of a note on the Final Plat stating that the lots will continue to share existing curb-cuts, and that any new or revised curb-cuts must be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards;
- (3) placement of a note on the Final Plat stating that subdivision of the site to more than two lots is not permitted unless a public street is provided; and
- (4) if necessary, dedication of right-of-way sufficient to provide 50-feet of right-of-way width from the centerline of Dauphin Island Parkway.

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.

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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, Deputy Director of Planning

cc: Polysurveying Engineering – Land Surveying
Central Baptist Church