

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 5, 2007

Charles Dewberry
5904 Bourne Rd.
Theodore, AL 36582

Re: Case #SUB2006-00297
Charles Dewberry Subdivision
5904 Bourne Road
(North side of Bourne Road, 145' ± West of Middle Road).
2 Lots / 2.0± Acres

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

At its meeting on January 4, 2007, the Planning Commission waived Section V.D.3. for Lot 2 and approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that each lot is limited to one curb-cut onto Bourne Road, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department;**
- 2) placement of a note on the final plat stating that no future subdivision of Lot 2 is allowed until additional frontage on a public street is provided;**
- 3) placement of a note on the plat stating such, and provision of a letter from a licensed engineer certifying compliance with the City of Mobile's stormwater and flood control ordinances to the Mobile County Engineering Department prior to the issuance of permits;**
- 4) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; and**
- 5) 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 Regulations.**

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 travisz@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Polysurveying Engineering and Land Surveying