

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 25, 2003

Cheryl Mann
10351 Tanner Williams Road
Mobile, AL 36608

Re: Case #SUB2003-00149
Cheryl Mann Subdivision, Phase 1 & 2
10351 Tanner Williams Road (South side of Tanner Williams Road, 3/10 mile±
East of Eliza Jordan Road).
5 Lots / 24.3± Acres

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

At its meeting on July 24, 2003, 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 Tanner Williams Road, a planned major street;
- (2) placement of a note on the final plat stating that Lots 3 and 4 are limited to one curb cut each to Tanner Williams Road;
- (3) placement of a note on the final plat stating that Lots 1 and 2 are required to share one common curb cut to Tanner Williams Road;
- (4) placement of a note on the final plat stating that individually Lots 1 and 2 are denied any future resubdivision;
- (5) placement of the 25-foot minimum building setback lines on the final plat; and
- (6) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall 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 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, Planner II

cc: Rowe Surveying & Engineering Co., Inc.