

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 4, 2005

Christ Anglican Church
3761-B Government Boulevard
Mobile, AL 36693

Re: Case #SUB2005-00006
Christ Anglican Church Subdivision
South side of Halls Mill Road, 135'± East of Dunlop Street.
1 Lot / 18.5± Acres - Council District 4

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

At its meeting on February 3, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) dedication of sufficient right-of-way along Halls Mill Road to provide a minimum of 35' from centerline;
- (2) placement of a note on the final plat stating that the subdivision is limited to one curb cut to Halls Mill Road;
- (3) the provision of a 10' (minimum) vegetative buffer to remain in its natural state along the East, West and South property lines where the site abuts residentially zoned properties; and
- (4) the placement of the 25' minimum building setback line on the final plat.

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: Rester and Coleman Engineers, Inc.