

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 6, 2002

George A. Tonsmeire  
P. O. Box 2671  
Mobile, AL 36652

**Re: Case #SUB2002-00202**  
**Commercial Ridge Subdivision**

North side of Cottage Hill Road, 2,400'± West of Cody Road.  
15 Lots / 20± Acres

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

At its meeting on September 5, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) dedication of adequate right-of-way to provide 50-feet from the centerline of Cottage Hill Road;
- (2) placement of a note on the final plat stating that that Lots 1-4 are limited to two curb cuts and Lots 5-7 are limited to one curb cut to Cottage Hill Road, with the location and design to be approved by County Engineering;
- (3) dedication and construction of the new street to County standards, including the provision of a temporary turnaround; and
- (4) placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7. of the Regulations, will be provided where the site adjoins residentially developed property.

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](mailto: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: Rowe Surveying and Engineering Company, Inc.