

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 8, 2002

Dennis Poiroux
6840 Red Oak Drive
Theodore, AL 36582

Re: Case #SUB2002-00008
Creel Oaks Subdivision
6755 Creel Road (Northeast corner of Creel Road and Smith Road).
10 Lots / 7.5± Acres

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

At its meeting on February 7, 2002, the Planning Commission waived Section V.D.3. of the Subdivision Regulations, and approved the above referenced subdivision subject to the following conditions:

- (1) the submission of documentation illustrating clear ownership of the property;
- (2) the dedication of the necessary right-of-way along Creel Road, to bring the East side of Creel Road into compliance with Major Street standards;
- (3) the placement of a note on the final plat stating that Lots 1-4 are limited to one curb cut each, and that Lot 5 is denied access to Creel Road; and
- (4) placement of a note on the final plat stating that if the site is ever developed commercially a 6' wooden privacy fence will be provided where the site abuts residential 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.

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: Polysurveying Engineering – Land Surveying