

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 5, 2006

Minnie & Clarence Flowers
3137 Baptiste Dr. N.
Theodore, AL 36582

Re: Case #SUB2006-00068
Criden Estates Subdivision, Second Resubdivision of, Resubdivision of Lot 6, Block A
3135 and 3137 Baptiste Drive North
(North side of Baptiste Drive North, 240'± West of Dauphin Island Parkway).
2 Lots / 1.1± Acres

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

At its meeting on May 4, 2006, the Planning Commission waived Section V.D.2 (minimum dimensions) and approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the final plat stating that each lot is limited to a single curb cut;
- 2) that the applicant obtain all relevant permits from the Alabama Department of Public Health prior to the issuance of any permits; and
- 3) the placement of a note on the final plat stating that any lots that 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.

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 marti.watson@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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Polysurveying Engineering – Land Surveying