

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 8, 2005

Daniel Lipford
1480 Cody Road South
Mobile, AL 36695

Re: Case #SUB2005-00043
Danny Lipford Subdivision
West side of Cody Road South, 360' \pm South of Grelot Road.
1 Lot / 1.3 \pm Acres

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

At its meeting on April 7, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) dedication of any necessary right-of-way to provide 50-feet from the centerline of Cody Road, a planned major street;
- (2) the placement of a note on the final plat stating that the development is limited to the exiting curb cuts to Cody Road; however if the site is ever redeveloped or expanded, the site will be limited to one curb cut with the size, location and design to be approved County Engineering;
- (3) the placement of a note on the final plat stating that any lot that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and
- (4) placement of the required 25-foot 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: Polysurveying Engineering – Land Surveying