

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 23, 2003

Alton R. Stewart  
1800 Dawes Rd.  
Mobile, AL 36695

**Re: Case #SUB2003-00122**  
**Dawes Heights Subdivision**  
West side of Dawes Road, 140'± North of Augusta Drive.  
4 Lots / 5.3± Acres

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

At its meeting on June 19, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet) from the centerline of Dawes Road;
- 2) placement of a note on the final plat stating that each lot is limited to one curb cut to Dawes Road with the size, location and design to be approved County Engineering; and
- 3) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall 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.

**Dawes Heights Subdivision**  
**June 23, 2003**  
**Page two**

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).

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.