

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 8, 2002

David R. Coley, III  
P. O. Box 2345  
Mobile, AL 36652

**Re: Case #SUB2002-00037**

**Dix Subdivision, Unit Two, Resubdivision of & Addition to Lot 2**

South side of Cottage Hill Road, 250'± West of Dawes Road, extending to the West side of Dawes Road, 200'± South of Cottage Hill Road.

3 Lots / 5.7± Acres

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

At its meeting on March 7, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the dedication of sufficient right-of-way to provide 50' from the centerline of Dawes Road;
- (2) the placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Cottage Hill Road, with the location and design to be approved by the County Engineering Department;
- (3) the placement of a note on the final plat stating that Lot 2 is limited to one curb cut to Cottage Hill Road and one curb cut to Dawes Road, with the location and design to be approved by the County Engineering Department;
- (4) the placement of a note on the final plat stating that Lot 3 is limited to one curb cut to Dawes Road, with the location and design to be approved by the County Engineering Department;
- (5) the placement of a note on the final plat stating any lots which are developed commercially shall provide a buffer in compliance with Section V.A.7 of the Subdivision Regulations; and
- (6) the removal of the structure prior to the recording of 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.

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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: Rester and Coleman Engineers, Inc.