

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 25, 2003

Michael and Dawn Reid
3651 Mossleigh Street, #26K
Mobile, AL 36608

Re: Case #SUB2003-00145
Dog River Landing Subdivision

West side of Dog River Road at the South terminus of its improved right of way.
3 Lots / 5.2± Acres

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

At its meeting on July 24, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the placement of a note on the final plat stating that construction of Dog River Road to provide access to all Lots and provision of a cul-de-sac (modified), with the design to be approved by the County Engineering Department;
- (2) the developer to obtain the necessary approvals from federal, state and local agencies prior to the issuance of any permits;
- (3) the placement of the 25-foot minimum setback line on the final plat therefore, Lots must be 60-feet wide at setback line;
- (4) the placement of a note on the final plat stating that Lot 5 is limited to one curb cut to Dog River Road; and
- (5) the placement of a note on the final plat stating that Lots 5A and 5B are required to share one common curb cut to Dog River Road.

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: Reid, Still & Associates, Inc.