

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 3, 2004

Aurelia and Leroy Benton, III
3409 Riviera Du Chien Road
Mobile, AL 36693

**Re: Case #SUB2004-00186
Doraujath Subdivision**

3409 Riviere du Chien Road (East side of Riviere du Chien Road at the East terminus of Juniper Avenue).
2 Lots / 7.0± Acres - Council District 4

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

At its meeting on September 2, 2004, the Planning Commission waived Section V.D.3., of the Subdivision Regulations, and approved the above referenced subdivision subject to the following conditions:

- (1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits;
- (2) the placement of the 25-foot minimum setback lines on the final plat; and
- (3) that the accessory structures on Lot 2 be removed 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.

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/ Margaret Pappas, Planner II

cc: Byrd Surveying, Inc.