

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 17, 2004

Kevin Tillman
6729 W. Barnes Dr.
Theodore, AL 36582

Re: Case #SUB2004-00255
Duncan Subdivision, Resubdivision of Lot 5
South side of Ben Hamilton Road, 3/10 mile± East of March Road.
6 Lots / 3.0± Acres

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

At its meeting on December 16, 2004, the Planning Commission waived Section V.D.3. and approved the above referenced subdivision subject to the following conditions:

- 1) **the placement of a note on the final plat stating that there shall be no resubdivision of Lots 5 and 6 until additional frontage is provided on an open and maintained public right-of-way; and**
- 2) **the placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must 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.

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: Sims Surveying Services, Inc.