

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 9, 2004

Gary E. Nelson  
237 Maple Dr.  
Mobile, AL 3395

**Re: Case #SUB2003-00291**  
**Gary Nelson Estates Subdivision**  
Northwest corner of Nugget Road and Leroy Stevens Road.  
2 Lots / 10.0± Acres

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

At its meeting on January 8, 2004, 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 Lot 2 is denied direct access to Leroy Stevens Road;**
- 2) **the placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Nugget Drive, with the size, location, and design to be approved by County Engineering; and**
- 3) **the placement of a note on the final plat stating that any lot that is developed commercially and adjoins residential property, a buffer in compliance with Section V.A.7. be provided.**

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](mailto:henley@cityofmobile.org).

**Gary Nelson Estates Subdivision**  
**January 9, 2004**  
**Page 2**

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: Marshall A. McLeod, P.L.S., Inc.