

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 3, 2006

Dr. Otha C. Salter  
2017 Japonica Lane  
Mobile, AL 36609

**Re: Case #SUB2006-00003**  
**Gatewood Estates Subdivision**  
West side of Dawes Lake Road East, 270'± South of Vintage Woods Drive.  
**Number of Lots / Acres:** 37 Lots / 19.8± Acres  
**Engineer / Surveyor:** Rester and Coleman Engineers, Inc.

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

At its meeting on February 2, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the construction and dedication of the proposed street;
- 2) the placement of a note on the Final Plat stating that lots 27, 28 and 37 are denied direct access to Dawes Lake Road East;
- 3) the placement of a note on the Final Plat stating that no permanent structures may be constructed within the Alabama Power Company easement;
- 4) the placement of a note on the Final Plat stating that the storm water detention basins / common areas must be maintained by property owners;
- 5) the depiction of the 25-foot minimum building setback line, and;
- 6) the placement of a note on the Final Plat stating that any lots that 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

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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 [marti.watson@cityofmobile.org](mailto:marti.watson@cityofmobile.org).

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen, Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.