

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 23, 2002

John Cannon
4405 Dawes Road
Theodore, AL 36582

Re: Case #SUB2002-00187
Gin Company Subdivision
4405 Dawes Road (East side of Dawes Road, 1,650'± South of McFarland Road).
1 Lot / 30± Acres

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

At its meeting on August 22, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the dedication of sufficient right-of-way to provide 50 feet from the centerline of Dawes Road;
- (2) the placement of a note on the final plat stating that the site is limited to two curb cuts, with the location and design to be approved by County Engineering;
- (3) the placement of a note on the final plat stating that a buffer in compliance with Section V.A.7. will be provided where the site adjoins residential property; and
- (4) the placement of the 25 foot minimum building setback line (measured from the dedication), on 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/ Richard Olsen, Planner II

cc: Polysurveying Engineers – Land Surveying