

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 16, 2003

Gulf Coast Fabricators, Inc.
Rodford a. Lowe, President
8161 Theodore Dawes Road
Theodore, AL 36582

Re: Case #SUB2003-00078
Gulf Coast Fabricators, Inc. Subdivision

8161 Theodore Dawes Road (South side of Theodore Dawes Road, 180'± East of
Leytham Road).
1 Lot / 4.4± Acres

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

At its meeting on May 15, 2003, 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 dedication of the necessary right-of-way to provide 50-feet from the centerline of Theodore Dawes Road;
- (2) the placement of a note on the final plat stating that the development is limited to one curb to Theodore Dawes Road, with the size, location and design to be approved by County Engineering;
- (3) the removal all buildings crossing any property lines prior to the recording of the final plat;
- (4) 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 residentially developed property; and
- (5) placement of the required 25-foot minimum building setback line along Theodore Dawes Road.

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.

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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.

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: Moseley Surveying Co.