

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 7, 2003

Tommy M. & Anna L. White
5617 Regency Oaks Dr.
Mobile, AL 36609

Re: Case #SUB2003-00230
Highland Park Extension Subdivision, Resubdivision of Lot 17
100 Oak Street (Northeast corner of Oak Street and Dickens Ferry Road).
2 Lots / 0.6± Acre

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

At its meeting on November 6, 2003, 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 Lots 1 and 2 are limited to one curb cut each, with the size, location and design to be approved by County Engineering;
- 2) the placement of a note on the final plat stating that Lot 1 is denied direct access to Oak Street;
- 3) the placement of a note on the final plat stating that with Lot 1 being a corner lot, the dedication of a 25' radius should be required;
- 4) 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; and
- 5) the placement of the 25-foot minimum setback lines 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.

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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: Speaks & Associates Consulting Engineers, Inc.