

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 23, 2004

Blackwood, Inc.  
Attn B. White-Spunner  
P.O. Box 16227  
Mobile, AL 36616

**Re: Case #SUB2003-00305 (Subdivision)**

**Hutson-Key Subdivision**

Northwest corner of West I-65 Service Road South and Pleasant Valley Road, extending to the Northeast corner of Michael Boulevard and Hutson Drive, and extending to the Southeast corner of Hutson Drive and Key Street.

25 Lots / 16.8± Acres

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

At its meeting on January 22, 2004, the Planning Commission Waived Section V.D.3. and approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of any necessary right-of-way to provide 150' from the centerline of Interstate 65;**
- 2) the placement of a note on the final plat stating that Lots 15 and all lots located on a corner (Lots 6, 13 and 21) are limited to one curb cut each, with the design and location to be approved by Traffic Engineering;**
- 3) the dedication of a 25' radius on all corner lots; and**
- 4) 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.

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).

**Hutson-Key Subdivision**  
**January 23, 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: Rester and Coleman Engineers, Inc.