

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 8, 2004

Joan E. Baxter  
5078 Dawes Road  
Grand Bay, AL 36541

**Re: Case #SUB2004-00208**  
**Joan E. Baxter Subdivision**  
Northwest corner of Dawes Road and Baird Coxwell Road.  
2 Lots / 6.5± Acres

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

At its meeting on October 7, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet) from the centerline of Dawes Road;
- (2) the placement of a note on the final plat stating that the location, size and design of any additional curb cuts must be approved by County Engineering;
- (3) the placement of a note on the final plat stating that direct access to Baird Coxwell Road for commercial development is denied until it is paved;
- (4) the dedication of a 25-foot radius at the corner of Dawes Road and Baird Coxwell Road;
- (5) 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
- (6) the placement of a 25-foot minimum setback line along Baird Coxwell Road 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.

**Joan E. Baxter (Case #SUB2004-00208)**

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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](mailto: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/ Margaret Pappas, Planner II

cc: Moseley Surveying Co.