

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 12, 2002

Kathryn Young Powell
10600 Jeff Hamilton Road
Mobile, AL 36695

Re: Case #SUB2002-00135
Johnson Road Estates Subdivision, Resubdivision of Lots 1 & 2
Southeast corner of Johnson Road West and Jeff Hamilton Road.
2 Lots / 5.4± Acres

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

At its meeting on July 11, 2002, 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 provision of a 75' setback from the centerline to provide for the right-of-way of the planned major street, which includes the required 25' minimum building setback;
- (2) the placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Johnson Road, with the location and design to be approved by the County Engineering Department;
- (3) the placement of a note on the final plat stating Lot 2 is limited to one curb cut to Johnson Road, with the location and design to be approved by the County Engineering Department; and
- (4) the placement of a note on the final plat stating that if any lot is developed commercially and adjoins residential property, a buffer in compliance with Section V.A.7. will be provided.

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.

Kathryn Young Powell (Case #SUB2002-00135)

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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 Engineering – Land Surveying