

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 17, 2005

Mobile South Development Company
12351 Highway 188
Grand Bay, AL 36541

Re: Case #SUB2005-00117
Mobile South Business Park Subdivision, Unit Two, Phase One, Revision & Addition to Lots 2, 3, & 4, Resubdivision of Lot 4
North side of Mobile South Street at its East terminus.
2 Lots / 2.4± Acres

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

At its meeting on June 16, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits;
- (2) the placement of a note on the final plat stating that Lot 4-B is limited to one curb cut, with the location and design to be approved by County Engineering; and
- (3) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

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.

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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, Deputy Director of Planning

cc: Byrd Surveying, Inc.