

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 5, 2005

David G. Nelson
2338 Leroy Stevens Rd.
Mobile, AL 36695

Re: Case #SUB2005-00149
Nelson Estates Subdivision
2338 Leroy Stevens Road
(West side of Leroy Stevens Road, 450'± North of Cottage Hill Road).
12 Lots / 5.0± Acres

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

At its meeting on August 4, 2005, 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 12 are denied direct access to Leroy Stevens Road;**
- 2) dedication and construction of new roads;**
- 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; and**
- 4) the dedication of a 20' radius at Leroy Stevens Road.**

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: _____
Richard Olsen
Deputy Director of Planning

cc: McCrory & Williams, Inc.