

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 8, 2005

B. B. Lane
6815 Rylee Road
Theodore, AL 36582

**Re: Case #SUB2005-00046
Nevius Road Subdivision**

North side of Nevius Road, 140' ± East of Canterbury Road, extending to the East side of Canterbury Road, 450' ± North of Nevius Road.
2 Lots / 2.9± Acres

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

At its meeting on April 7, 2005, the Planning Commission waived Sections V.D.1. and V.D.3. of the Subdivision Regulations, and approved the above referenced subdivision subject to the following conditions:

- (1) 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
- (2) depiction on the final plat of the 25-foot minimum building setback line.

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.

B. B. Lane (Case #SUB2005-00046)

April 8, 2005

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: Polysurveying Engineering – Land Surveying
Peggy H. Loreman