

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 5, 2003

Park Place of West Mobile, LLC
P. O. Box 851505
Mobile, AL 36685

**Re: Case #SUB2003-00168
Park Place Subdivision**

7861 Tanner Williams Road (South side of Tanner Williams Road, 420'± West of Schillinger Road North).
48 Lots / 12.6± Acres

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

At its meeting on September 4, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the dedication of sufficient right-of-way from the centerline of Tanner Williams Road;
- (2) the placement of a note on the final plat stating that corner lots (Lots 1, 23, 24 and 43) are limited to one curb cut each, with the size, location and design to be approved by County Engineering;
- (3) the placement of a note on the final plat stating that the construction of the proposed streets should be constructed to County standards;
- (4) 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;
- (5) the placement of a note on the final plat stating that maintenance of all common areas are the responsibility of the property owners; and
- (6) the placement of the 25-foot minimum building setback lines 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.

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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.

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: Austin Engineering Co., Inc.