

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2005

Richard J. & Maguerite D. Giles
6870 Creek Road
Theodore, AL 36582

Re: Case #SUB2005-00184
Pecan Acres Subdivision
6870 and 6872 Creel Road
(West side of Creel Road, at the West terminus of Smith Road, 400'± North of the
West terminus of Moreland Road)
3 Lots / 14.87± Acres

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

At its meeting on September 15, 2005, the Planning Commission waived Section V.D.3 and approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the final plat stating that there shall be no structures on the west side of the river; and
- 2) approval from all applicable federal, state and local agencies prior to issuance of any permits;
- 3) placement of a note on the final plat stating that each lot is limited to one curb cut; and
- 4) 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 & approval of all federal, state, local agencies prior to issuance of permits.

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.

Pecan Acres Subdivision
September 16, 2005
Page 2

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 olsen@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: _____
Richard Olsen, Deputy Director of Planning

cc: Byrd Surveying, Inc.