

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2003

Helen Williams
6523 Dauphin Island Parkway
Mobile, AL 36605

Re: Case #SUB2003-00266

Pelican's Landing Subdivision

6480 and 6523 Dauphin Island Parkway (Southeast corner of Dauphin Island Parkway and Pinehaven Drive).

3 Lots / 3.5± Acres

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

At its meeting on December 4, 2003, 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 2 are limited to one curb cut each to Dauphin Island Parkway, with the size, location and design to be approved by County Engineering;
- (2) the placement of a note on the final plat stating that Lot 3 is limited to one curb cut in the northwestern part of the lot, with the size, location and design to be approved by County Engineering;
- (3) the developer obtain any necessary approvals from all applicable federal, state and local agencies prior to the issuance of any permits;
- (4) 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
- (5) placement of the required 25-foot minimum 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.

Helen Williams (Case #SUB2003-00266)

December 5, 2003

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 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: Marshall A. McLeod, P.L.S., L.L.C.