

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 22, 2005

Better House, Inc.
Attn William M. Lyon
P. O. Box 16124
Mobile, AL 36616

**Re: Case #SUB2005-00073
Pine Valley Subdivision, Second Addition**

East side of Schillinger Road South, 550'± South of Adobe Ridge Road South,
extending to the East terminus of Adobe Ridge Road South.
10 Lots / 53.2 ± Acres

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

At its meeting on April 21, 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 Lot 10 is denied access to Schillinger Road;**
- 2) the construction and dedication of the new street;**
- 3) the provision of a temporary turnaround at the East end of the new street;**
- 4) the depiction of the 25' building setbacks on the final plat;**
- 5) the correlation of bearings in the legal description and on the drawing on the final plat; and**
- 6) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.**

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: Rester and Coleman Engineers, Inc.
Creekwood, LLc