

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 4, 2005

AmSouth Bank: Trust Department
Cynthia R. Stanley
P. O. Box 1628
Mobile, AL 36633

Re: Case #SUB2005-00024
Pleasant Valley Subdivision

North side of Pleasant Valley Road, 260'± East of McRae Avenue, extending to the South side of Fairway Drive, 270'± East of McRae Avenue.
2 Lots / 3.5± Acres
Council District 4

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

At its meeting on March 3, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) setback of an additional 25 feet of right-of-way along Fairway Drive in accordance with Section V.B.14.;
- (2) dedication of an additional 5 feet of right-of-way along Pleasant Valley Road in accordance with Section V.B.14.;
- (3) indication of the building setback line for both lots on the Final Plat, a minimum of 25-feet from the future right-of-way for Fairway Drive, and a minimum of 25-feet from the additional dedicated right-of-way of Pleasant Valley Road in accordance with Section V.D.9.; and
- (4) placement of a note on the Final Plat stating that curb cut number, sizes, location and design to be approved by Traffic Engineering, and conform to AASHTO standards.

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: Byrd Surveying, Inc.