

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 19, 2005

Collins Properties, Inc.
c/o Randy Collins
7927 Hwy. 90
Theodore, AL 36582

Re: Case #SUB2005-00158

Randall Commercial Park Subdivision, Revised Plat

North side of Larue Steiner Road, 400'± West of U.S. Highway 90 West,
extending to the West side of U.S. Highway 90 West, 695'± North of Larue
Steiner Road.

20 Lots / 7.5± Acres

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

At its meeting on August 18, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the construction and dedication of the new street to County Engineering standards;
- 2) the dedication of 25-foot radii at the intersections with U.S. Highway 90 and Larue Steiner Road;
- 3) the construction of a temporary turnaround at the North end of the new street, until the street connects to U.S. Highway 90;
- 4) the placement of a note on the final plat stating that Lots 1 and 20 are denied direct access to U.S. Highway 90;
- 5) the placement of a note on the final plat stating that maintenance of detention/common areas will be the responsibility of the property owners; 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.

Randall Commercial Park Subdivision
August 19, 2005
Page 2

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.

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: Polysurveying Engineering – Land Surveying