

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 23, 2003

Larry M. Tew
P. O. Box 190426
Mobile, AL 36619

Re: Case #SUB2003-00117
Riverview Place Subdivision

North side of Bay Road, extending from Marina Drive South to Bay Road North
13 Lots / 14.0± Acres

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

At its meeting on June 19, 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 Lot 6 is limited to one curb cut to Marina Drive South, with the size, location and design to be approved by County Engineering;
- 2) the placement of a note on the final plat stating that any lot that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;
- 3) the approval of all applicable federal, state, and local agencies; and
- 4) placement of the required 25-foot minimum building setback line 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.

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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.