

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 18, 2004

Thomas M. Root  
2100 River Forest Dr.  
Mobile, AL 36605

**Re: Case #SUB2004-00128**

**Root-Moore Garden Estates Subdivision**

2100 River Forest Road (North side of River Forest Road, ¼ mile± West of its East terminus, extending East and North to Perch Creek).  
2 Lots / 34.3± Acres

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

At its meeting on June 17, 2004, the Planning Commission waived Section V.D.3. and approved the above referenced subdivision subject to the following conditions:

- 1) dedication of any necessary right-of-way to provide 25-feet from the centerline of River Forest Road;**
- 2) the placement of the 25-foot minimum setback lines on the final plat (measured from any necessary dedication);**
- 3) the approval of all applicable federal, state and local agencies;**
- 4) the submission of documentation to establish the existing dwellings as legal nonconforming uses prior to 1967; and**
- 5) that an adequate setback be provided between the new lot line and any structures prior to the recording of 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.

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](mailto:henley@cityofmobile.org).

**Root-Moore Garden Estates Subdivision**  
**June 18, 2004**  
**Page 2**

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, Planner II

cc: Rowe Surveying & Engineering Co., Inc.