

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 7, 2005

Douglas Miller
3800 McFarland Road
Mobile, AL 36695

Re: Case #SUB2004-00264

Roy Miller Subdivision, Resubdivision of Lot 3

3800 McFarland Road (Northwest corner of McFarland Road and Dawes Cemetery Road).

8 Lots / 10.3± Acres

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

At its meeting on January 6, 2005, the Planning Commission waived Section V.D.3. (width to depth ratio) of the Subdivision Regulations, and approved the above referenced subdivision subject to the following conditions:

- (1) the placement of a note on the final plat stating that there will be no further resubdivision of Lots 7 and 8 until frontage on a paved public road is provided;
- (2) placement of a note on the final plat stating that Lot 6 is denied direct access to Dawes Cemetery Road;
- (3) the approval of all applicable federal, state and local agencies prior to the issuance of any permits;
- (4) the placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and
- (5) the placement of the 25-foot minimum 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: Rowe Surveying & Engineering Co., Inc.