

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 19, 2005

98 Oaks, LLC
Attn: Marl Cummings III
P.O. Drawer 16227
Mobile, AL 36616

Re: Case #SUB2005-00170
Shipp's Addition to Moffett Road Subdivision, Resubdivision of Lots 1 and 2
North side of Moffett Road, 150'± West of Oaktree Drive.
2 Lots / 3.2± 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 placement of a note on the final plat stating that site is limited to one curb cut to Moffett Road, with the size, location and design to be approved by ALDOT and County Engineering; and**
- 2) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.**

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.

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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: Rester and Coleman Engineers, Inc.