

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 7, 2003

Sonrise Baptist Church
771 Blackburn Dr.
Mobile, AL 36608

**Re: Case #SUB2003-00225
Sonrise Baptist Subdivision**

West side of Snow Road, 680'± North of Breckenridge Boulevard, adjacent to the
North side of Breckenridge Subdivision, Units One and Three.
2 Lots / 40.0± Acres

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

At its meeting on November 6, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of sufficient right-of-way to provide 50' from the centerline of Snow Road;**
- 2) the placement of a note on the final plat stating that the size, number, location and design of all curb cuts to Snow Road must be approved by County Engineering;**
- 3) 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**
- 4) placement of the required 25-foot minimum building setback lines 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.