

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 7, 2003

Southside Investments, LLC
Attention: Reid Cummings
P. O. Box 91626
Mobile, AL 36691

Re: Case #SUB2003-00006

Southview Subdivision, Resubdivision of Lot 2

5363 U.S. Highway 90 West (East side of U.S. Highway 90 West, 600'± South of Rangeline Road, extending to the West side of Halls Mill Road, 800'± South of Rangeline Road).
2 Lots / 7.0± Acres

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

At its meeting on February 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 35-feet from the centerline of Halls Mill Road;
- (2) the placement of a note on the final plat stating that Lot 2A is limited to one curb cut to US Highway 90 and two curb cuts to Halls Mill Road, with the size, location and design to be approved by County Engineering;
- (3) the placement of a note on the final plat stating that Lot 2B is limited to one curb cut to Halls Mill Road, with the size, location and design to be approved by County Engineering; and
- (4) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residential property will 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.

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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: Rester and Coleman Engineers, Inc.