

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 6, 2004

Mobile South Development Company, LLC
12351 Highway 188
Grand Bay, AL 36541

Re: Case #SUB2004-00165
Spanish Trail Commercial Park Subdivision, Resubdivision of Lots 6 & 7
South terminus of Spanish Trail Court.
2 Lots / 1.8± Acres

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

At its meeting on August 5, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) dedication and construction of the street stub to County standards;
- (2) provision of a temporary turn around, design to be approved by County Engineering; and
- (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.

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. 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.