

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 11, 2003

Treasure Properties, Inc.
Attention: Richard Biseli
550 North Reo Street, Suite 300
Tampa, FL 33609

**Re: Case #SUB2003-00143
Springhill – Louiselle Subdivision**

1753, 1759, and 1761 Spring Hill Avenue, and 125 and 133 Louiselle Street (Southwest corner of Spring Hill Avenue and Louiselle Street, extending 360'± Westwardly along Spring Hill Avenue, and extending 620'± Southwardly along Louiselle Street).
3 Lots / 5.7± Acres

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

At its meeting on July 10, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) placement of a note on the final plat stating that driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- (2) placement of a note on the final plat stating that the 60' oak located on Lot 2 has preservation status; and
- (3) provision of buffering along property lines between commercial and residentially developed properties, including property lines within the subdivision.

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.

Treasure Properties, Inc.

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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: /s/ Richard Olsen, Planner II

cc: Rester and Coleman Engineers, Inc.