

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 17, 2005

Homer and Leona Tipp
3150 Homer Tipp Lane
Theodore, AL 36582

Re: Case #SUB2005-001126

The Tipp Estate Subdivision

3150 and 3152 Homer Tipp Lane (North side of Homer Tipp Lane, 400'± West of Dauphin Island Parkway).

2 Lots / 1.6± Acres

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

At its meeting on June 16, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the dedication of sufficient right-of-way to provide 30' from the centerline of Homer Tipp Lane, unless the street is shown to have curb and gutter; and
- (2) the placement of a note on the final plat stating that any lots that 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.

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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, Deputy Director of Planning

cc: Gregory C. Spies, Esq., Surveyor