

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 16, 2004

Thomas Jearld and Shelia Miller
8370 Theodore Dawes Rd. W.
Theodore, AL 36582

Re: Case #SUB2004-00147
Thomas Miller Estates Subdivision
North side of Theodore Dawes Road, 300'± East of McDonald Road.
2 Lots / 17.0± Acres

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

At its meeting on July 15, 2004, the Planning Commission waived Section V.D.3. and approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Theodore Dawes Road;
- 2) the size, location and design of the curb cuts to 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;
- 4) the placement of the 25-foot minimum setback lines on the final plat; and
- 5) the approval of all applicable federal, state and local agencies.

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: Polysurveying Engineering – Land Surveying