

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 3, 2004

Melvin Pierce
P. O. Box 378
Semmes, AL 36575

**Re: Case #SUB2004-00243
Tunnel Plaza Subdivision**

Northwest corner of Dunlap Drive (North-South) and Dunlap Drive (East-West).
1 Lot / 0.8± Acre - Council District 2

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

At its meeting on December 2, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the placement of a 25-foot minimum setback line along Dunlap Drive on the final plat; and
- (2) submission and approval of an Administrative Planned Unit Development application for shared access.

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: Byrd Surveying, Inc.