

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 23, 2003

Estate Of Charles Warren
C/O David Warren
3064 Dawes Rd.
Mobile, AL 36695

Re: Case #SUB2003-00121
Warren Trace Subdivision, Resubdivision of
3064 and 3070 Dawes Road (West side of Dawes Road, 450'± North of Johnson Road)
2 Lots / 1.3± Acres

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

At its meeting on June 19, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of any necessary right-of-way, to provide 50-feet from the centerline of Dawes Road;
- 2) the placement of a note on the final plat stating that the site is limited to the existing curb cuts to Dawes Road;
- 3) the placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7., will be provided where the site adjoins residential property; and
- 4) placement of the required 25-foot minimum building setback line on the final plat

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: Byrd Surveying, Inc.