

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 20, 2006

TRI, Investment, LLC
915-A Hillcrest Road
Mobile, AL 36695

Re: Case #SUB2005-00263 (Subdivision)
Whitestone Estates Subdivision
North terminus of Whitestone Drive.
41 Lots / 33.1± Acres

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

At its meeting on January 19, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the construction and dedication of all new streets to County Engineering standards;
- 2) the provision of a street stub with a temporary turnaround where Whitestone Court adjoins the future Magee Road right-of-way;
- 3) the depiction of a 75-foot building setback line on the final plat where Lots 5 and 6 adjoin the future Magee Road right-of-way, to provide for the future construction of Magee Road;
- 4) the configuration of Lots 5 and 6 to guarantee that the construction of Magee Road will not reduce them to fewer than 15,000 square feet;
- 5) the placement of a note on the final plat stating that compliance with the Mobile County Flood Damage Prevention Ordinance is to be the responsibility of the property owners;
- 6) receipt of all necessary federal, state and local approvals prior to the issuance of any permits;
- 7) the placement of a note on the final plat stating that all lots are denied direct access to Magee Road and are limited to a single curb cut each;

- 8) 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; and
- 9) the revision of the legal description to include the “future development” area.

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 marti.watson@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Margaret Pappas, Deputy Director of Permitting and Development

cc: Austin Engineering