

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 9, 2002

T & H, L.L.C.
(John Howard – Managing Member)
6156 Omni Park Drive
Mobile, AL 36606

Re: Case #SUB2002-00121
Youngstowne Hill Subdivision
West terminus of Youngstowne Drive.
62 Lots / 40.0± Acres

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

At its meeting on August 8, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the dedication and construction of all streets to County Engineering standards;
- (2) the placement of a note on the final plat stating that if Lot 5 and the common area ever have two street frontages, direct access to the street to the North is denied;
- (3) dedication of 25' along the north property line of Lot 5 and the common area to provide proper access to the street stubbed on the property to the northeast;
- (4) reconfiguration of Lot 5 to front Youngstowne Drive; and
- (5) placement of a 25-foot setback line, from the 25-foot dedication along the North property line of Lot 5.

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.

T & H, L.L.C.

(John Howard – Managing Member) (Case #SUB2002-00121)

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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, Planner II

cc: Speaks & Associates Consulting Engineers, Inc.