

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 19, 2002

Doratha S. Pancoast, Managing Member
(D.S.M. PANCO, LLC)
4013 Hillcrest Lane West
Mobile, AL 36693

**Re: Case #SUB2002-00063
The Ranch Subdivision**

West side of Gunn Road, 1030'± North of Prince James Drive, extending to the East side of Schillinger Road
3 Lots / 12.0± Acres

Dear Applicant(s):

At its meeting on April 18, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that Lots 1 & 2 be limited to one curb cut each to Schillinger Road with the size, location and design to be approved by County Engineering Department;
- 2) the placement of a note on the final plat stating that any lot that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations; and
- 3) placement of required 25' minimum building setback lines 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.

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