

# The City of Lewes



July 16, 2025

Cliff Mumford, P.E.  
Davis, Bowen & Friedel, Inc.  
1 Park Ave.  
Milford, DE 19963

Re: Final Site Plan Approval Letter for SP-1-23 Gibbs Commercial for the construction of a new commercial building with associated site improvements to be located at 209 Monroe Ave.  
Tax Parcel: 335-8.12-8.00

Dear Mr. Mumford,

The Final Site Plan for SP-1-23 Gibbs Commercial has been approved. The additional copies of the approved plans and the record plans may be picked up at the front counter in City Hall.

The Record Plan shall be recorded in the Sussex County Recorder of Deeds Office. The easements need to be recorded. Provide the plot book and page number to the city once the plan has been recorded.

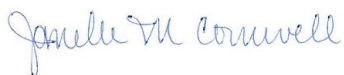
A copy of the construction site plan shall remain on site during construction.

Provide an electronic copy of the signed cover sheet for the Record Plan and Construction Plan set to the Planning Department.

A Building Permit shall be issued and the site shall be under construction on or before **April 10, 2026**; otherwise, the site plan shall expire.

Please feel free to contact me with any questions. You may reach me at 302-645-7777 ext. 110 during normal business hours.

Sincerely,



Janelle M. Cornwell, AICP  
City Planner

CC: File – SP-1-23

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The First Town in the First State