

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 17, 2003

Coastal Waters Federal Credit Union
Anthony Costell
1106 Spring Hill Ave.
Mobile, AL 36604

Re: Case #SUB2003-00203 (Subdivision)
Coastal Waters Federal Credit Union Subdivision
1106 Spring Hill Avenue (North side of Spring Hill Avenue, 100'± West of Pine Street).
1 Lot / 0.4± Acre

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

At its meeting on October 16, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **the placement of a note on the final plat stating that the development is limited to one curb to Spring Hill Avenue, with the size, location and design to be approved by Traffic Engineering;**
- 2) **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 residentially developed property; and**
- 3) **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.

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.

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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: Regan Land Surveying, Inc