

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 6, 2002

Javad Kholfaei
3256 Cottage Hill Road
Mobile, AL 36606

Re: Case #SUB2002-00264
Cottage Hill Auto Mall Subdivision
3256 Cottage Hill Road (North side of Cottage Hill Road, 240'± West of Sledge Drive).
1 Lot / 0.9± Acre

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

At its meeting on December 5, 2002, 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 cut to Cottage Hill Road, with the size, location and design to be approved by Traffic Engineering; and
- (2) 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. 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: Frank A. Dagley & Associates, Inc.