

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 16, 2006

Crossroads LLC  
PO Box 1629  
Foley, AL 36536

**Re: Case #SUB2006-00108**  
**Hunter's Cove Subdivision, Unit Two, Phase Three**  
135'± East of Gamepoint Drive West, at the East terminus of Vane Court street  
stub.  
12 Lots / 4.3± Acres

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

At its meeting on June 15, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that the maintenance of any common areas shall be the responsibility of the property owners;**
- 2) **graphic depiction of all drainage and utility easements referenced in the "General Notes" section; and**
- 3) **placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.**

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 [travisz@cityofmobile.org](mailto:travisz@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**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Engineering Development Services, L.L.C.