

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 8, 2002

Tom Byerley  
P. O. Box 9923  
Mobile, AL 36608

**Re: Case #SUB2002-00254**  
**Magnolia Heights Subdivision**  
West side of Moffett Road, 371'± South of Powell Drive.  
47 Lots / 10.6± Acres

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

At its meeting on November 7, 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 Lots 1 and 47 are denied direct access to Moffett Road;
- (2) placement of a note on the final plat stating that the maintenance of the common area shall be the responsibility of the property owners, as well as the identification of the common area as a detention area;
- (3) provision of a 25-foot minimum building setback line along all street frontages, with the exception of Lots 1, 28, 29 and 47, which may have a 20-foot setback along the side street;
- (4) provision of the temporary turnaround at the western terminus of the street as shown on the plat submitted; and
- (5) full compliance with all municipal codes and ordinances, including the obtaining of all necessary federal state, local and environmental approvals prior to the issuance of any permits.

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](mailto:henley@cityofmobile.org).

**Tom Byerley (Case #SUB2002-00254)**  
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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: Byrd Surveying, Inc.