

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 6, 2004

Ward Enterprises
7985 Tanner Williams Road
Mobile, AL 36608

Re: Case #SUB2004-00010
Cottage Hill-Capital Subdivision
Northeast corner of Cottage Hill Road and Capital Drive.
2 Lots / 1.0± Acre

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

At its meeting on February 5, 2004, 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 2 are limited to one curb cut each, with the size, location and design to be approved by County Engineering;
- (2) the placement of a note on the final plat stating that Lot 1 is denied direct access to Capital Drive;
- (3) the dedication of a 25-foot radius at the corner of Capital Drive and Cottage Hill Road; and
- (4) the 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 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: M. Don Williams Engineering