

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 21, 2006

Mark Davis
207 Tanner Williams Ct., Ste. E
Mobile, AL 36608

Re: Case #SUB2006-00058
Alabaster Subdivision
North side of Howells Ferry Road, 1 mile± West of Snow Road.
9 Lots / 11.5± Acres

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

At its meeting on April 20, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of sufficient right-of-way, as depicted on the preliminary plat, to provide 50 feet from the centerline of Howells Ferry Road;
- 2) the dedication of 50-feet of right-of-way on the West side of the site, as depicted on the preliminary plat, for the Eliza Jordan Road/New Connection to Moffett Road;
- 3) the depiction of the 25-foot minimum building setback line to reflect required dedications, as shown on the preliminary plat;
- 4) placement of a note on the Final Plat stating that lots 1 – 5 and 9 are denied direct access to Howells Ferry Road and the Eliza Jordan Road/New Connection;
- 5) 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; and
- 6) placement of a note on the Final Plat stating that maintenance of the detention basin common area is the responsibility of the subdivision's homeowners association.

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

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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 marti.watson@cityofmobile.org.

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: Speaks & Associates Consulting Engineers, Inc.