

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 18, 2002

J. Franklin & Florence Phelps
9121 Howells Ferry Road
Semmes, AL 36575

Re: Case #SUB2002-00238

Brantley Place Subdivision

9121 Howells Ferry Road (West side of Howells Ferry Road, 270'± North of Eichold Drive).

2 Lots / 2± Acres

Dear Applicant(s):

At its meeting on October 17, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet) from the centerline of Howell's Ferry Road;
- 2) the placement of a note on the final plat stating that Lots 1 & 2 are limited to one curb cut each to Howell's Ferry Road, with the size, location and design to be approved County Engineering; and
- 3) the placement of a note on the final plat stating that any lot that is developed commercially and adjoins residentially developed property shall 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.

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: Harper & Garratt Engineering