

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 19, 2004

Perez Investments  
Attention: Mark Perez  
3263 Demetropolis Road  
Mobile, AL 36693

**Re: Case #SUB2004-00041**  
**Cambridge Place Subdivision**  
West side of Eliza Jordan Road North, 3/10 mile± South of Kelly Road.  
137 Lots / 61.4± Acres

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

At its meeting on March 18, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the dedication of sufficient right-of-way to provide 50-feet from the centerline;
- (2) the placement of a note on the final plat stating that Lots 1, 9-11, and 134-137 are denied direct access to Eliza Jordan Road;
- (3) the developer to obtain any necessary federal, state, and local environmental approvals;
- (4) the placement of notes on the final plat labeling the detention area and stating that the maintenance of the common area is the responsibility of the property owners;
- (5) the placement of the 25-foot minimum building setback line on the final plat; and
- (6) the placement of a note on the final plat stating 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.

**Perez Investments**

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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).

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/ Margaret Pappas, Planner II

cc: Polysurveying Engineering – Land Surveying