

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 7, 2003

Cottage Hill Road L.L.C.
Attn: Michael Daniels
P. O. Box 9639
Mobile, AL 36691

Re: Case #SUB2003-00239
Cottage Hill Estates Subdivision, Resubdivision of and Addition to Lots 1, 2 and 3
North side of Cottage Hill Road, 320'± East of Maple Drive.
1 Lot / 5.5± Acres

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

At its meeting on November 6, 2003, 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 the site is limited to two curb cuts to Cottage Hill Road with the size, location and design approved by County Engineering;
- 2) 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; and
- 3) the obtaining of any necessary approvals of all federal, state and local agencies.

In approving this subdivision, the Planning Commission also assents to the vacation of the 60' Right-Of-Way within the subdivision.

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.

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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.

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: Rester and Coleman Engineers, Inc.