

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 9, 2004

Lawler and Company  
10920 Jeff Hamilton Rd.  
Mobile, AL 36695

**Re: Case #SUB2003-00307  
Duncan-Jurta Subdivision**

3800, 3808, and 3820 Cottage Hill Road (North side of Cottage Hill Road at the North terminus of Lakeside Drive West).  
2 Lots / 1.4± Acres

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

At its meeting on January 8, 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 each lot is limited to one curb cut each; and**
- 2) the provision of a buffer in compliance with Section V.A.7 of the Subdivision Regulations where the site adjoins residential property.**
- 3) The 60" Live Oak on the Northwest side of the property and 53" Live Oak on the East side of the property (Lot 2, along Cottage Hill Road) are to be given preservation status. (Any work around, including trimming or removal of this tree, requires approval from the Mobile Planning Commission.) All work under the canopy is to be permitted and coordinated with Urban Forestry.**

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](mailto:henley@cityofmobile.org).

**Duncan-Jurta Subdivision**

**January 9, 2004**

**Page 2**

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: Lawler and Company

James S. Ducan