

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2003

Doug Ferguson
5905 Airport Boulevard #B
Mobile, AL 36608

Re: Case #SUB2003-00269

Ferguson Acres Subdivision

9173 and 9177 Howells Ferry Road (South side of Howells Ferry Road, 510'±
East of the South terminus of Firetower Road).

3 Lots / 1.4± Acres

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

At its meeting on December 4, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the provision of a 75' setback from the centerline of Howells Ferry Road;
- (2) the placement of a note on the final plat stating that Lots 1, 2 and 3 are limited to one curb cut each, to Howells Ferry Road, with the size, location and design to be approved by County Engineering;
- (3) the developer to obtain the necessary approvals from federal, state and local agencies prior to the issuance of any permits; and
- (4) 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.

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.

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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: Lovitte Surveying, Inc.