

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 20, 2006

Mark Davis
207 Tanner Williams Court, Suite E
Mobile, AL 36608

Re: Case #SUB2005-00270

Graceland Subdivision

North side of Howells Ferry Road, ¼ mile± East of the North terminus of Havens Road.

3 Lots / 11.5± Acres

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

At its meeting on January 19, 2006, 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 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 provision of a 75-foot setback (which includes the required 25-foot minimum building setback) for Lot 1 from the centerline of the new connection; and**
- 4) the placement of a note on the final plat stating that any lots that 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.

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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 marti.watson@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Margaret Pappas, Deputy Director of Permitting and Development

cc: Speaks & Associates Consulting Engineers, Inc.