

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 8, 2005

Mark Davis
207 Tanner Williams Ct., Ste. E
Mobile, AL 36608

Re: Case #SUB2005-00106 (Subdivision)

Graceland Subdivision

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

10 Lots / 11.5± Acres

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

At its meeting on July 7, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the denial of the private street request, with the street being replaced by a dedicated public street built to Mobile County standards, and with a street stub to the north;**
- 2) the dedication of 10 feet of right-of-way along Howells Ferry Road, including that contained within the proposed detention area;**
- 3) the provision of a minimum rear yard setback of 58 feet for lots 1-5;**
- 4) placement of a note on the Final Plat stating that lots 1 – 5 are denied direct access to Howells Ferry Road and the Spring Hill Avenue - Ziegler Boulevard thoroughfare / new connector to Moffett Road;**
- 5) 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**
- 6) placement of a note on the Final Plat stating that maintenance of the detention basin common area is the responsibility of the subdivision's homeowners association.**

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

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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.

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: _____
Richard Olsen
Deputy Director of Planning

cc: Speaks & Associates Consulting Engineers, Inc.