

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 20, 2002

Harmony Ridge Development LLC
Mark Davis - Managing Member
930 Cemetery Road
Wilmer, AL 36587

Re: Case #SUB2002-00276
Harmony Ridge Subdivision
Northeast corner of Snow Road and Nursery Road.
126 Lots / 57.4± Acres

Dear Applicant(s):

At its meeting on December 19, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the final plat which states that Lots 1-9, Commercial Unit, are limited to five curb cuts total, with the location and design to be approved by County Engineering;
- 2) placement of notes on the final plat which state that that Lots 1 and 38, Unit 1, are denied direct access to Snow Road; Lots 1, 16-18, Unit Two; Lots 1, 2 and 27, Unit Three; and Lot 26, Unit Four; are denied direct access to Nursery Road; and
- 3) placement of a note on the final plat which states that a buffer, in compliance with Section V.A.7 will be provided where the commercial unit adjoins residential property.

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.

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/ Margaret Pappas, Planner II

cc: Speaks & Associates Consulting Engineers, Inc.