

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 17, 2005

Harry R. Cottrell
5130 Roswell Road South
Mobile, AL 36619

Re: Case #SUB2005-00105
Harry Cottrell Subdivision
5090 and 5130 Roswell Road South, and 7891 South Gate Drive South
(Southwest corner of Roswell Road South and South Gate Drive South).
2 Lots / 3.5± Acres

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

At its meeting on June 16, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) depiction of a 25-foot minimum building setback line from the right-of-ways for both South Gate Drive South and Roswell Road South;
- (2) correction of the northern boundary bearing in the legal description; and
- (3) 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.

Harry R. Cottrell (Case #SUB2005-00105)
June 17, 2005
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, Deputy Director of Planning

cc: Polysurveying Engineering – Land Surveying