

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 22, 2005

Muriel F. Denton
3600 Hardeman Road
Semmes, Al 36575

Re: Case #SUB2005-00140
Holland Hills Subdivision
East side of Hardeman Road, 2/10 mile± North of Wulff Road South.
3 Lots / 38.4± Acres

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

At its meeting on July 21, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **the provision of a 75-foot setback (which includes the required 25-foot minimum building setback) from the centerline of Hardeman 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 Hardeman 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;**
- 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; and**
- 5) **the placement of the 25-foot minimum building setback lines on the final plat.**

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 olsen@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/ Richard Olsen, Deputy Director of Planning

cc: Byrd Surveying, Inc.