

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 2, 2004

Hosea O. Weaver
7261 Howells Ferry Rd.
Mobile, AL 36618

Re: Case #SUB2004-00045
H. O. Weaver Estates Subdivision, Unit One
South side of Howells Ferry Road, ¼ mile± West of Cody Road.
43 Lots / 26.6± Acres

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

At its meeting on April 1, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits;**
- 2) **placement of a note on the final plat stating that maintenance of all common areas is to be the responsibility of the property owners association;**
- 3) **placement of a note on the final plat stating that Lots 1-3 are limited to one curb cut each; with size, location and design to be approved by the County Engineering Department; and**
- 4) **the placement of a note on the final plat stating that if any property is developed commercially and adjoins residential property will 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.

H. O. Weaver Estates Subdivision
April 2, 2004
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, Planner II

cc: Harper & Garratt Engineering
Corine Weaver
Nanci W. Ezell
Paul E. Weaver