

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 4, 2005

F. J. Wrighter
303 Chidester
Mobile, AL 36607

Re: Case #SUB2004-00280
Wrighter Farm Subdivision
South side of havens Road, 8/10 mile \pm Southwest of Howells Ferry Road.
2 Lots / 45.0 \pm Acres

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

At its meeting on February 3, 2005, the Planning Commission waived Sections V.D.3 (width to depth ratio) and V.D.4 (lots to abut dedicated and maintained public street), of the Subdivision Regulations, and approved the above referenced subdivision subject to the following conditions:

- (1) the placement of a note on the final plat stating that no further resubdivision will take place until Havens Road is paved and dedicated to County standards;
- (2) the dedication of adequate right-of-way to provide 30 feet from the centerline of the traveled roadway;
- (3) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations; and
- (4) the placement of the 25-foot minimum setback lines on the final plat, measured from the new right-of-way line.

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.

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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/ Richard Olsen, Planner II

cc: Moseley Surveying Company