

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 16, 2006

Crossroads LLC
PO Box 1629
Foley, AL 36536

Re: Case #SUB2006-00110

Hunter's Cove Subdivision, Unit Two, Phase Two

South terminus of Mackenzie Drive, extending to the West terminus of Hooper Street, the East terminus of Cheyenne Street South, and the North terminus of Gamepoint Drive West.

66 Lots / 35.2± Acres

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

At its meeting on June 15, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **retaining of common area labeling and notes;**
- 2) **graphic depiction of all drainage and utility easements referenced in the "General Notes" section; 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 travisz@cityofmobile.org.

Hunter's Cove Subdivision

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If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Engineering Development Services, L.L.C.