

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 7, 2005

Henry B. Fonde, Jr.
3767 Vickers Lake Drive
Jacksonville, FL 32224

Re: Case #SUB2004-00263
Izusniaissance Subdivision
3616 Bay Front Road (Northwest corner of Bay Front Road and Hannon Road).
2 Lots / 0.8± Acre - Council District 3

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

At its meeting on January 6, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; and
- (2) full compliance with the City Engineering Comments (minimum finished floor elevation [13] required on each lot; must comply with all stormwater and flood control ordinances; any work performed in the right-of-way will require a right-of-way permit).

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.

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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
Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II

cc: Rowe Surveying & Engineering Co., Inc.