

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 17, 2004

King's Branch Estates, LLC
207 Tanner Williams Ct.
Ste. E
Mobile, AL 36608

**Re: Case #SUB2004-00253
King's Branch Subdivision, Unit 4**

North terminus of Meadow Lane, extending to the South terminus of Jester Drive East.
19 Lots / 9.8 \pm Acres

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

At its meeting on December 16 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) all common areas be indicated on the final plat with a note stating that the maintenance thereof is the responsibility of the property owners association; and**
- 2) 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**

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: Speaks & Associates Consulting Engineers, Inc.
Mark Davis