

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 4, 2005

Robert S. Bowling, III
P. O. Box 9
Jackson, AL 36545

Re: Case #SUB2005-00005
Maggie's Three Notch Subdivision
North side of Three Notch Road at the North terminus of Gunn Road.
2 Lots / 4.6± Acres

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

At its meeting on February 3, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) dedication of 2.91 feet of right-of-way along Three Notch Road in compliance with the Major Street Plan;
- (2) adjustment of the 25-foot setback line to reflect the right-of-way dedication;
- (3) 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; and
- (4) placement of a note on the Final Plat stating that Lot 1 is limited to the existing curb cut, and Lot 2 is limited to one curb cut, to be reviewed and approved by the Mobile County Engineering Department.

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.

Robert S. Bowling, III (Case #SUB2005-00005)
February 4, 2005
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: Julius Emile Barrett