

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 19, 2003

B. H. Mathis
P. O. Box 9094
Mobile, AL 36609

Re: Case #SUB2003-00279

Magnolia Branch Estates Subdivision

3162 and 3170 Hamilton Boulevard (North side of Hamilton Boulevard, 760'±
West of Viking Way)

3 Lots / 11.6± Acres

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

At its meeting on December 18, 2003, the Planning Commission waived Section V.D.3., of the Subdivision Regulations, and approved the above referenced subdivision subject to the following conditions:

- (1) the dedication of sufficient right-of-way from the centerline of Hamilton Boulevard;
- (2) the placement of a note on the final plat stating that Lots 1, 2 and 3 are limited to one curb cut each to Hamilton Boulevard, with the size, location and design to be approved by County Engineering;
- (3) the developer to obtain the necessary approvals from federal, state and local agencies prior to the issuance of any permits; and
- (4) 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: Polysurveying Engineering – Land Surveying