

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 6, 2004

Arve and Emily Henriksen
9435 Scott Dairy Loop Road
Mobile, AL 36695

Re: Case #SUB2004-00009

Magnolia Downs Subdivision

9401 and 9435 Scott Dairy Loop Road South (South side of Scott Dairy Loop Road South, 3/10 mile± West of McFarland Road).
18 Lots / 60.5± Acres

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

At its meeting on February 5, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) dedication of the necessary right-of-way to provide 50 feet from the centerline of Scott Dairy Loop Road;
- (2) the placement of a note on the final plat stating that direct access to Scott Dairy Loop Road is denied for Lots 1 and 18;
- (3) dedication and construction of all streets to County standards;
- (4) the approval of all applicable federal, state and local agencies; and
- (5) 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: M. Don Williams Engineering