

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 4, 2004

Horizon Properties, LLC
P. O. Box 850421
Mobile, AL 36685

Re: Case #SUB2004-00109

Magnolia Place East Subdivision

West side of East Drive, 3/10 mile \pm South of Old Shell Road, extending to the East side of Center Drive.

20 Lots / 4.4 \pm Acres - Council District 6

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

At its meeting on June 3, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) denial of access to Center Drive until it is constructed to city standards;
- (2) submission of a certified survey determining adequate stormwater system (including detention) was designed and constructed to accommodate increased coverage; and
- (3) full compliance with all municipal codes and ordinances.

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. 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: _____
Richard Olsen, Planner II

cc: Thompson Engineering