

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 4, 2005

Melton McMullan
6900 Howells Ferry Road
Lot 6
Mobile, AL 36606

Re: Case #SUB2005-00218
Magnolia Springs Estates Addition Subdivision, Resubdivision of Lots 6, 7, 12 and 13
6900 Howells Ferry Road
(North side of Howells Ferry Road, 150'± East of Gentilly Drive West, and running through to the East side of Myland Avenue, 200'± North of Gentilly Drive North).
4 Lots / 14.8± Acres

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

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

- 1) that a barricade be provided along the west property line, at the termination of Gentilly Drive North;
- 2) the provision of joint use driveways for Lots 6 and 7, with a minimum paved width of 18 feet each, and reflected on the final plat;
- 3) that Lot 11 be restricted to the driveway shared with Lot 12 (not included in this application); and
- 4) the provision of a 25-foot minimum building setback line along all street frontages.

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.

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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 marti.watson@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, Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.