

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 20, 2006

James Hodges
6158 McDonald Road
Theodore, AL 36582

Re: Case #SUB2005-00276
Mary L. Hodges Subdivision
6158 and 6210 McDonald Road
(West side of McDonald Road, 400'± South of Hunters Pointe Drive North
[private road]).
2 Lots / 6.7± Acres

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

At its meeting on January 19, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide 50 feet from the centerline of McDonald Road;**
- 2) **revision of the final plat to reflect the earlier dedication of right-of-way for a portion of the site;**
- 3) **receipt of approval from all applicable federal, state, and local agencies prior to the issuance of any permits;**
- 4) **the placement of a note on the final plat stating that the site is limited to a single curb cut per lot; and**
- 5) **the placement of a note on the final plat stating that any lots that 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.

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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

Dr. Victoria Rivizzigno, Secretary

By: _____
Margaret Pappas, Deputy Director of Permitting and Development

cc: Polysurveying Engineering – Land Surveying