

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 5, 2004

Modern Homes & Equipment Company, Inc.
c/o Jim H. Fernandez
P. O. Box 162
Mobile, AL 36606

Re: Case #SUB2004-00225

Modern Homes Subdivision

2467 Dog River Drive North (Southeast corner of Dog River Drive North and Navco Road).

1 Lot / 8.6± Acres - Council District 4

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

At its meeting on November 4, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the provision of a six-foot wooden privacy fence, or a six-foot tall vegetative buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- (2) placement of a note on the final plat stating that access to the park is denied.

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: /s/ Richard Olsen, Planner II

cc: Byrd Surveying, Inc.