

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 9, 2004

The Gateway Companies. ETAL
P. O. Box 220
Florence, AL 35631

Re: Case #SUB2003-00294
Oleander Park Subdivision
North side of Cottage Hill Road, 370'± East of Maple Drive.
2 Lots / 4.4± Acres

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

At its meeting on January 8, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Cottage Hill Road, with the size, location, and design to be approved by County Engineering Department;
- 2) the developer to obtain the necessary approvals from federal, state and local agencies prior to the issuance of any permits; and
- 3) the placement of a note on the final plat stating that if any property is developed commercially and adjoins residential property will 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: Byrd Surveying, Inc.