

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 5, 2004

Palmer Development, LLC
6156 Omni Park Drive
Mobile, AL 36609

Re: Case #SUB2004-00031
Palmer Woods Subdivision, Phase I & II
West side of Oak Hill Drive, 2/10 mile± North of Moffett Road.
60 Lots / 25.9± Acres

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

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

- (1) the dedication of sufficient right-of-way to provide 50-feet from the centerline;
- (2) the placement of a note on the final plat stating that Lots 1 and 2, 3 and 4, 5 and 6, 7 and 8 are to share one curb cut each to Oak Hill Drive, with the size, location and design to be approved by County Engineering;
- (3) the placement of a note on the final plat stating the Lots 9 and 60 are denied direct access to Oak Hill Drive; and
- (4) the placement of a note on the final plat stating any lots which 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.

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.

Palmer Development, LLC (Case #SUB2004-00031)
March 5, 2004
Page 2

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: Austin Engineering Company, Inc.