

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 3, 2005

Ty Irby
P. O. Box 851357
Mobile, AL 36585

Re: Case #SUB2005-00101
Pecan Pointe Subdivision, 2nd Addition
South side of Howells Ferry Road, 870'± West of Raymond Tanner Road.
8 Lots / 5.0± Acres

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

At its meeting on June 2, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of 10' as illustrated on the plat;
- 2) the placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each and Lots 3 and 4, Lots 5 and 6, and Lots 7 and 8 share one curb cut each with a total of five curb cuts to Howells Ferry Road, with the size, location, and design to be approved by County Engineering; and
- 3) 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.

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,
Deputy Director Planner

cc: Austin Engineering Co., Inc.
John Durant, Jr.