

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 3, 2004

Carolyn Higby  
13 South Pine Street  
Mobile, AL 36604

**Re: Case #SUB200400242**

**Prentiss Family Division Subdivision**

North side of Zeigler Boulevard, 2,000'± West of Schillinger Road, extending to the South side of Howells Ferry Road, 2,340'± West of Schillinger Road.

2 Lots / 96.0± Acres

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

At its meeting on December 2, 2004, the Planning Commission waived Section V.D.3., of the Subdivision Regulations, and 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 of Zeigler Boulevard;
- (2) the placement of a note on the final plat stating that the number, location, size, and design of all curb cuts to Zeigler Boulevard must be approved by County Engineering;
- (3) the placement of a note on the final plat stating that 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; and
- (4) the placement of the 25-foot minimum setback lines on the final plat.

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](mailto:henley@cityofmobile.org).

**Carolyn Higby (Case #SUB200400242)**  
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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: Polysurveying Engineering – Land Surveying  
Evon M. Carpenter