

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 4, 2004

K. T. Riley, Inc.
2925 Quail Creek Run
Mobile, AL 36695

**Re: Case #SUB2004-00110
Raintree Farms Subdivision**

420'± South of Yorkhaven Road at the South terminus of an unnamed public right-of-way (AKA Second Creek Drive).
2 Lots / 17.3± Acres

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

At its meeting on June 3, 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 there will be no future resubdivision of this property until such time as adequate frontage on a constructed and County maintained right-of-way is provided;
- (2) 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
- (3) 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.

K. T. Riley, Inc. (Case #SUB2004-00110)

June 4, 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: _____
Richard Olsen, Planner II

cc: Austin Engineering Company, Inc.