

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 21, 2003

Banc Foreclosure, LLC  
Orestes Espinosa, Manager  
1325 Lexington Way  
Mobile, AL 36695

**Re: Case #SUB2003-00208**  
**Ranch Hills Subdivision, Resubdivision of Lot 7**  
8073 Hilltop Street (South side of Hilltop Street, 260'± East of Leroy Stevens Road).  
3 Lots / 3.0± Acres

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

At its meeting on November 20, 2003, 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 placement of a note on the final plat stating that Lots 1, 2 and 3 are limited to one curb cut each to Hilltop Street, with the size, location and design to be approved by County Engineering;
- (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 a note on the final plat stating that maintenance of the common area is the responsibility of the property owners.

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).

**Banc Foreclosure, LLC**  
**Orestes Espinosa, Manager (Case #SUB2003-00208)**  
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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