

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 7, 2003

Lemone Yielding
511 Woodland Drive
Tuscumbia, AL 35674

Re: Case #SUB2003-00004

Ridgefield Commons West Subdivision

262 and 264 West Drive (West side of West Drive, 125'± South of Northwoods Court).
23 Lots / 3.8± Acres

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

At its meeting on February 6, 2003, the Planning Commission approved the above referenced subdivision under the Innovative Design Section of the Subdivision Regulations, subject to the following conditions:

- (1) placement of a note on the final plat stating that there shall be no access to West Drive, except via the proposed street;
- (2) dedication and construction of the proposed street(s) to city standards;
- (3) building limits as shown on the plan submitted; and
- (4) site coverage not to exceed 50%.

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. 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 Engineers – Land Surveying