

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 3, 2004

Kevin W. Falkos
5708 Foxfire Lane
Mobile, AL 36618

Re: Case #SUB2004-00188

River Forest Cove Subdivision, Resubdivision of Lot 7

West side of River Forest Road, ½ mile± South of Alba Club Road).
3 Lots / 4.6± Acres - Council District 4

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

At its meeting on September 2, 2004, the Planning Commission waiver of Section V.D.3., of the Subdivision Regulations approved the above referenced subdivision subject to the following conditions:

- (1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; and
- (2) the placement of the 25-foot minimum setback line 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. 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/ Margaret Pappas, Planner II

cc: Lawler and Company