

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 17, 2005

Riverview Property, L.L.C.
Hoyt J. Mack
5675 Rabbit Creek Drive
Theodore, AL 36582

**Re: Case #SUB2005-00113
River Wood Cove Subdivision**

5620 Gulf Creek Circle (North side of Gulf Creek Circle [North], 485'± West of Rabbit Creek Drive).
1 Lot / 0.8± Acre

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

At its meeting on June 16, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the setback of an additional 5 feet from the Gulf Creek Circle right-of-way, in conformance with Section V.B.14 of the Subdivision Regulations;
- (2) approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues prior to the issuance of any permits; and
- (3) 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.

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.

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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, Deputy Director of Planning

cc: Polysurveying Engineering – Land Surveying