

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 2, 2004

Marty Felts
5751 Albert Leytham Drive
Theodore, AL 36582

Re: Case #SUB2004-00139

Rolling Branch Estates Subdivision, 1st and 2nd Addition

West side of Lundy Road, 185'± South of Huber Road, extending West and South to the North terminus of Teal Lane.

25 Lots / 12.0± Acres

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

At its meeting on July 1, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the placement of note on the final plat stating that Lots 10 and 11 are denied access to Teal Lane;
- (2) the area in the southwest corner of the subdivision, to the rear of Lots 8, 9 and 19 to be labeled as common area and a note placed on the final plat stating that the maintenance thereof is the responsibility of the property owners;
- (3) the placement of a note on the final plat stating 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
- (4) the placement of the 25-foot minimum building 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.

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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 Engineering – Land Surveying
Jeremy Hunt