

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2003

Stuart J. Snyder
8950 Howells Ferry Road
Semmes, AL 36575

Re: Case #SUB2003-00261

Snyder's Hollow Subdivision

8950 Howells Ferry Road (North side of Howells Ferry Road, 300'± West of the North terminus of Hubert Pierce Road).

2 Lots / 2.1± Acres

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

At its meeting on December 4, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the provision of a 75' setback from the centerline of Howells Ferry Road;
- (2) the placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Howells Ferry Road, with the size, location and design to be approved by County Engineering; and
- (3) 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.

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 Engineering – Land Surveying