

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 8, 2004

Mack Howington
27174-A Faircloth Lane
Daphne, AL 36526

**Re: Case #SUB2004-00196
Tangle Brush Subdivision**

South side of Ward's Lane at the South terminus of Whitestone Drive, extending to the North side of the CSX Railroad right-of-way.
56 Lot / 23.4 \pm Acres

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

At its meeting on October 7, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) all common areas be indicated on the final plat with a note stating that the maintenance thereof is the responsibility of the property owners association;
- (2) 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 Regulations;
- (3) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; and
- (4) the placement of the 25-foot minimum setback lines 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.

Mack Howington (Case #SUB2004-00196)
October 8, 2004
Page 2

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: Polysurveying Engineering – Land Surveying
Jerry Koger