

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 4, 2005

Kimberly Vaughn  
5608 Cottage Hill Road, # 208  
Mobile, AL 36609

**Re: Case #SUB2005-00223**  
**Hunters Park Subdivision Units III & IV**  
East side of Dykes Road, 850'± North of Airport Boulevard.  
29 Lots / 17.7± Acres

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

At its meeting on November 3, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the construction and dedication of the new streets to County Engineering standards prior to signing the final plat;
- 2) the provision of a temporary turnaround for the street stub to the North, until the stub is continued;
- 3) the placement of a note on the final plat stating that all lots, including corner lots, are limited to a single curb cut each;
- 4) the placement of a note on the final plat stating that Lots 1 and 14 are denied direct access to Dykes Road South;
- 5) the revision of the final plat to include access provisions for all common areas, and to reflect the corrected legal description;
- 6) the placement of a note on the final plat stating that the maintenance of all common areas will be the responsibility of the property owners; and
- 7) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

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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 [marti.watson@cityofmobile.org](mailto:marti.watson@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: \_\_\_\_\_  
Richard Olsen, Deputy Director of Planning

cc: Austin Engineering co., Inc.