MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION

September 8, 2006

Ronald H. McLeod
5405 Moffett Rd.
Mobile, AL 36618

Re: Case #SUB2006-00150 (Subdivision)
Cowart Road Property Subdivision, Resubdivision of Lot 2
West side of Cowart Road, 120'+ South of its North terminus.
2 Lots / 30.0+ Acres

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

At its meeting on September 7, 2006, the Planning Commission waived of Section V.D.1 and approved the above referenced subdivision subject to the following conditions:

1) **the placement of a note on the final plat stating that approval from all applicable federal, State, and local agencies will be required prior to the issuance of permits in the floodplain;**
2) **the placement of a note on the final plat stating that there will be no future Resubdivision of the site until additional access is provided via a dedicated and maintained public street; and**
3) **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.**

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 travisz@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
      Richard Olsen
      Deputy Director of Planning

cc: Polysurveying Engineering – Land Surveying