

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 20, 2007

Don Carlos, Inc.  
Attn: Ruben Ruiz Gimenez  
880 Schillinger Road S.  
Mobile, AL 36695

**Re: Case #SUB2007-00053**  
**Los Tres Amigos Number Two Subdivision**  
7960 Moffett Road  
(North side of Moffett Road, 555'± West of Oaktree Drive).  
1 Lot / 3.7± Acres

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

At its meeting on April 19, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide a minimum of 50-feet from centerline of Moffett Road;**
- 2) placement of a note on the final plat stating that the development is limited to a maximum of one curb cut to Moffett Road, with the size, location and design to be approved by County Engineering and ALDOT;**
- 3) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development and the Mobile County Engineering Department, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances prior to the signing and recording of the final plat;**
- 4) 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; and**
- 5) placement of the required 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 [travisz@cityofmobile.org](mailto: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: Byrd Surveying, Inc.