

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 18, 2006

Richard & Kimberly Jensen  
1640 Levene Rd.  
Mobile, AL 36605

**Re: Case #SUB2006-00165**

**The Farm Subdivision**

North terminus of an unnamed, unopened street stub, 540'± East of the North terminus of Knobbly Drive, extending to the West terminus of Westlake Road.  
1 Lot / 1.3± Acres

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

At its meeting on August 17, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) revision of Lot 1's Eastern boundary to be the centerline of the proposed major street, with the minimum building setback line located 25 feet from the proposed future right-of-way edge;
- 2) placement of a note on the final plat stating that no future subdivision of the remainder of the property or Lot 1 allowed until a road constructed to minimum standards contained within the Subdivision Regulations is constructed from West Lake Road to the Northern property line of Lot 1;
- 3) placement of a note on the final plat stating that the Lot 1 is limited to one curb-cut, with the size, design and location to be approved by the Mobile County Engineering Department;
- 4) placement of a note on the 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;
- 5) depiction of the future right-of-way edge for the proposed Girby Road – Girby Road Extension major street on the plat (measured 50 feet from the centerline of West Lake Road), and placement of a note stating that dedication of the right-of-way will be required when the parcel is subdivided; and
- 6) correction of the legal description, inclusion of the overall “future development” area in the legal description, and placement of a vicinity map on the plat

**The Farm Subdivision**  
**August 18, 2006**  
**Page 2**

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](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: Marshall A. McLeod, P.L.S., L.L.C.  
Estelle W. Crosby