

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 18, 2007

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

Re: Case #SUB2007-00052
Los Tres Amigos Number One Subdivision
5805 U.S. Highway 90 West
(Southeast corner of U.S. Highway 90 West and Fore Road [private drive]).
1 Lot / 1.8± Acres

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

At its meeting on May 17, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line from the future right-of-way of U.S. Highway 90 (125-feet from centerline of U. S. Highway 90 to edge of future right-of-way, plus setback, for a total of 150-feet);**
- 2) placement of a note on the final plat stating that the development is limited to a maximum of two curb cuts to U. S. Highway 90, with the size, location and design to be approved by County Engineering and ALDOT;**
- 3) the placement of a note on the Final Plat denying access to Fore Road (private drive);**
- 4) 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; and**
- 5) 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.**

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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 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.