

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 6, 2010

Carolyn Armstrong  
5131 Diamond Rd., Lot 1-B  
Theodore, AL 36582

**Re: Case #SUB2010-00077 (Subdivision) (Holdover)**  
**Carolyn Armstrong Subdivision**  
5190 Diamond Road  
(North side of Diamond Road, 280'± East of its West terminus).  
1 Lot / 0.3± Acre

Dear Applicant(s):

At its meeting on August 5, 2010, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:**

- 1) placement of a note on the Final Plat stating that Lot 1 is limited to one curb-cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) illustration of the 25' minimum building setback line along Diamond Road;**
- 3) labeling of the lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 4) placement of a note on the final plat stating that development of this site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species; and,**
- 5) subject to the Engineering Comments: *“Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit.”***

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

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**Carolyn Armstrong Subdivision**

**August 6, 2010**

**Page 2**

(including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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: Polysurveying

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 6, 2010

Carolyn Armstrong  
5131 Diamond Rd., Lot 1-B  
Theodore, AL 36582

**Re: Case #ZON2010-01640 (Planning Approval)**  
**Carolyn Armstrong Subdivision**  
5190 Diamond Road  
(North side of Diamond Road, 280'± East of its South terminus).  
Planning Approval to allow a mobile home in an R-1, Single Family Residential District.

Dear Applicant(s):

At its meeting on August 5, 2010, the Planning Commission considered for Planning Approval the site plan to allow a mobile home in an R-1, Single Family Residential District.

**After discussion, the Planning Commission heldover the application until September 2, 2010, to allow the applicant and staff time to determine the length of vacancy of the site.**

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