



SAMUEL L. JONES  
MAYOR

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

January 4, 2013

OFFICE OF THE CITY COUNCIL  
COUNCIL MEMBERS

REGGIE COPELAND, SR.  
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.  
VICE PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.  
DISTRICT 2

JERMAINE A. BURRELL  
DISTRICT 3

JOHN C. WILLIAMS  
DISTRICT 4

BESS RICH  
DISTRICT 6

GINA GREGORY  
DISTRICT 7

CITY CLERK  
LISA C. LAMBERT

Cornelia Spiers  
7781 Smith Road  
Theodore, Alabama 36582

**Re: Case #SUB2012-00120**  
**Stokes Family Division Subdivision**  
7781 Smith Road  
(Southeast corner of Smith Road and Creel Road).  
1 Lot / 0.8± Acre

Dear Applicant(s):

At its meeting on January 3, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication to provide 50' from the centerline of Creel Road Avenue;
- 2) illustration of the 25' minimum building setback line along all street frontages adjusted to be measured from required dedication;
- 3) labeling of the lot size in square feet and acres;
- 4) compliance with Fire Department comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*);
- 5) placement of a note on the Final Plat stating size, location and design of curb cuts is to be approved by County Engineering and conform to AASHTO standards; and
- 6) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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 (1) year, or the Tentative Approval will expire.

**Stokes Family Division Subdivision**

**January 4, 2013**

**Page 2**

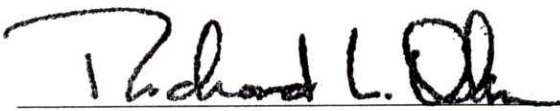
It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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 Engineering – Land Surveying  
Toney & Amelia Stokes