



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

January 4, 2013

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

Mary Lou Littleton
5504 Churchill Downs Drive
Theodore, Alabama 36582

Re: Case #SUB2012-00118
Lakeland Terrace Subdivision, First Unit, Resubdivision of Lots 44 and 45
5504 & 5524 Churchill Downs Avenue
(West side of Churchill Downs Avenue at the West terminus of Epson Downs
Street).
2 Lots / 1.2± Acre

Dear Applicant(s):

At its meeting on January 3, 2013, the Planning Commission waived Section V.D.1. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that both lots are limited to the existing curb-cut to Churchill Downs Avenue, with the size, design and location to be approved by Mobile County Engineering and to conform with AASHTO standards;
- 2) depiction and labeling of the 25' minimum building setback line from Churchill Downs Avenue
- 3) depiction and labeling of the lot sizes in square feet and acres or a table should be furnished on 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.8. of the Subdivision Regulations;
- 5) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species and;
- 6) compliance with Fire-Rescue 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.*).

P. O. BOX 1827 • MOBILE, ALABAMA 36633-1827

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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 (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.

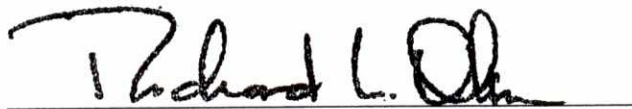
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By:

A handwritten signature in black ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen

Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.
Mike Lunsford