

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

July 9, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

Kathleen Shelton
2465 Venetia Road
Mobile, AL 36605

Re: **Case #SUB2012-00045**
Shelton's Cove Subdivision
2465 Venetia Road
(At the end of a private Road, 950'± South of the East terminus of Venice Court)
Number of Lots / Acres: 2 Lots / 6.2± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

Dear Applicant(s):

At its meeting on July 5, 2012, the Planning Commission waived Section V.D.3. and Section VIII.E., and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that no future subdivision to create additional lots will be allowed unless adequate street frontage is provided for all lots;
- 2) labeling of each lot with its size in acres and square feet, or the furnishing of a table on the Final Plat providing the same information;
- 3) illustration of the 25' minimum building setback line on each lot as measured from the easement frontage, where the lots exceed 60-feet in width;
- 4) subject to the Engineering Comments: *"Provide all required information for a Final Plat review;"*
- 5) subject to the 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;"*
- 6) placement of a note on the Final Plat stating that if NWI wetlands are present on the site, the approval of all applicable federal, state, and local agencies would be required prior to the issuance of any permits or land disturbance activities; and,
- 7) 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

Shelton's Cove Subdivision

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regulations regarding endangered, threatened, or otherwise protected species.

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: _____


Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying Inc.