

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 3, 2011

Wilfred J. Fontenot, III
19 Schwaemmle Drive
Mobile, AL 36608

Re: Case #SUB2011-00050
Kent Place Subdivision
2901 Club House Road
(Southwest corner of Club House Road and Kent Road).
Number of Lots / Acres: 2 Lots / 0.5±
Engineer / Surveyor: Frederick H. Haidt III, PLS
Council District 3

Dear Applicant(s):

At its meeting on June 2, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of the labeling of the lots with size in square feet;**
- 2) **placement of the 25-foot minimum building setback line;**
- 3) **placement of a note on the Final Plat limiting the each lot to one curb cut to Kent Road, with the size, design, and location of all curb cuts to be approved by Mobile City Engineering and conform to AASHTO standards; and**
- 4) **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.**

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.

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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: _____

Frank Palombo

Planner II

cc: Frederick H. Haidt, III PLS