

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 3, 2009

Ashbury Manor
Attn: Randall K. Brown, President
209 N. Joachim Street
Mobile, Alabama 36603

Re: Case #SUB2009-00033
Ashbury Manor Subdivision
6562 Old Shell Road
(North side of Old Shell Road, 50'± West of Dickens Ferry Road).
1 Lot / 1.8± Acres

Dear Applicant(s) / Property Owner(s):

At its meeting on April 2, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) approval of a rezoning application to eliminate split zoning created by the subdivision;**
- 2) approval of a planning approval application due to the change in site plan;**
- 3) revision of the plat to depict the current right-of-way of Old Shell Road at this location;**
- 4) placement of a note on the final plat limiting the lot to one curb cut with the size, location, and design of the curb cut to be approved by City of Mobile Traffic Engineering and conform to AASHTO standards;**
- 5) retention of the 25 foot building setback line of the final plat;**
- 6) retention of the lot size (in square feet) labeling on the final plat;**
- 7) 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**
- 8) full compliance with all municipal codes and ordinances.**

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.

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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: Baskerville Donovan, Inc.