

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 18, 2006

Philaine Combs
PO Box 4327
Gulf Shores, AL 36597

Re: Case #SUB2006-00176
Combs Place Subdivision, First Addition
West side of Grider Road at the West terminus of Rosehill Lane.
4 Lots / 6.4± Acres

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

At its meeting on August 17, 2006, the Planning Commission considered the above referenced subdivision. After discussion, it was decided to deny the request for the following reasons:

- 1) lot configuration would be inappropriate for the area, as the layout implies future development;
- 2) Grider Road is substandard in terms of pavement width and drainage, thus not able to accommodate additional development until improved to City standards; and
- 3) opposition expressed at the meeting and provision of documentation that City regulations are not being complied with.

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: Lovitte Surveying, Inc.