

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 8, 2008

Keith Scott
860 Parkwood Drive West
Mobile, AL 36608

Re: Case #SUB2008-00155
Scott's Place Subdivision
1250 and 1252 Partridge Street
(Southwest corner of Plover Street and Partridge Street).
2 Lots / 0.2± Acre

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

At its meeting on August 7, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that any new additions must meet all required setbacks;**
- 2) **revision of the plat to show the Zoning Ordinance setbacks**
 - Lot 1: Front Setback: 25 feet**
 - Rear 8 feet**
 - Side(street) 8.4 feet**
 - Other Side 6.3 feet**
 - Lot 2: Front Setback: 25 feet**
 - Rear 8 feet**
 - Side(min.) 6.9 feet**
 - Side(other) 9.1 feet**
- 3) **demolition of the masonry wall to the North of proposed Lot 1 or obtainment of a permit for the wall prior to the signing of the final plat;**
- 4) **placement of a note stating that Lot 1 is limited to one curb cut onto Partridge Street and denied access to Plover Street, while Lot 2 is limited to one curb cut onto Partridge Street with the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 5) **placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

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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 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

Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.