

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 4, 2009

Joy Love
2156 Clearmont St.
Mobile, AL 36606

Re: Case #SUB2009-00169
Joy Place Subdivision
171 Crenshaw Street and 2156 Clearmont Street
(Northeast corner of Crenshaw Street and Clearmont Street).
1 Lot / 0.2± Acre

Dear Applicant(s):

At its meeting on December 3, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **depiction of the right-of-way widths for Crenshaw and Clearmont Street, and dedication to provide 25-feet from the centerline if necessary;**
- 2) **placement of a note on the final plat stating that the lot is limited to two curb-cuts along Clearmont Street with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **depiction of the 25-foot minimum building setback line along Crenshaw Street, and the waiver of 25-foot setback in lieu of the 9.7-foot building setback line along Clearmont Street;**
- 4) **labeling of the lot with its size in square feet, or the provision of a table on the plat furnishing the same information;**
- 5) **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,**
- 6) **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: Byrd Surveying, Inc.