

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 18, 2009

Jonathon Rudolph
206 Ridgewood Place
Mobile, AL 36608

Re: Case #SUB2009-00171
Ridgewood Subdivision, Resubdivision of Lot 8
203 Ridgewood Place
(West side of Ridgewood Place, 110'± North of The Cedars, extending to the East
side of College Lane (unopened right-of-way)
1 Lot / 0.5± Acre

Dear Applicant(s):

At its meeting on December 17, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that the site is limited to one curb cut to Ridgewood Place, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **placement of a note on the final plat denying the site access to College Lane;**
- 3) **placement of a note on the final plat stating that the sum of both side yards shall be equal to at least 20 feet or removal of the side yard depictions from the plat;**
- 4) **retention of the lot size labeling, in square feet; 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.**

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: Clark, Geer, Latham & Associates