

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2007

Spencer M. Ruggs, Jr.
1656 Virginia Street
Mobile, AL 36604

Re: Case #SUB2007-00064
Spencers Place Subdivision
South side of Club House Road, 900'± West of Short Van Liew Road.
3 Lots / 1.5± Acres

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

At its meeting on April 19, 2007, the Planning Commission waived Sections V.D.1. and V.D.3. of the Subdivision Regulations for Lot 3 and approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that each lot is limited to one curb-cut each onto Club House Road, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) revision of the 25-foot minimum building setback line for Lot 3 so that it is where the lot is at least 60 feet in width;**
- 3) placement of a note on the final plat stating that no additional subdivision of Lot 3 is allowed until additional frontage on a public street is provided;**
- 4) revision of the plat to label each lot with its size in square feet, or placement of a table on the plat with the same information; and**
- 5) 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 year, or the Tentative Approval will expire.

It is also requested that a digital copy 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.

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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: Polysurveying Engineering and Land Surveying