



# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

**SAMUEL L. JONES**  
MAYOR

July 17, 2013

OFFICE OF THE CITY COUNCIL  
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CITY CLERK  
**LISA C. LAMBERT**

Leon Earl Ray  
2990 Richmond Drive  
Mobile, Alabama 36695

**Re: Case #SUB2013-00058**  
**Richmond Subdivision, Resubdivision of Lot 15**  
2990 Richmond Drive  
(North side of Richmond Drive at the North terminus of Norfolk Place).  
2 Lots / 0.5± Acres

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

At its meeting on July 11, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) the lot sizes and the 25-foot minimum building setback line should be retained on the final plat;
- 2) the lot size and street frontage requirements for Lot 2 be waived;
- 3) placement of a note on the Final Plat stating for utility use only;
- 4) illustrations of all easements should be retained on the Final Plat along with a note stating that no permanent structures be constructed in any easement;
- 5) placement of a note limiting Lot 1 to existing curb-cut;
- 6) placement of a note on the Final Plat stating: "Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits;" and,
- 7) retention of notes on the final plat relating to endangered/threatened species, buffering of commercial development, and storm water compliance.

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

**Richmond Subdivision, Resubdivision of Lot 15**

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(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.

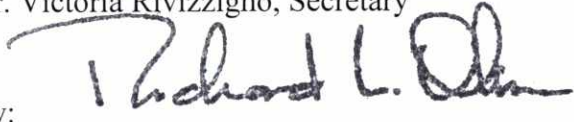
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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: McCrory & Williams, Inc