

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 8, 2006

Thomas J. Christopher, Jr.
PO Box 850684
Mobile, AL 36685

Re: Case #SUB2006-00192 (Subdivision)
Springhill Estates Subdivision, Unit Number One, Resubdivision of a Portion of Lots 14 & 15
510 and 522 Evergreen Road
(West side of Evergreen Road, 715'± North of Airport Boulevard).
3 Lots / 0.8± Acre

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

At its meeting on September 7, 2006, the Planning Commission waived Section V.D. and approved the above referenced subdivision subject to the following conditions:

- 1) dedication of right-of-way sufficient to provide 30 feet, as measured from the centerline of Evergreen Road;**
- 2) adjustment of the 25-foot minimum building setback line to reflect the right-of-way dedication;**
- 3) placement of a note on the plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;**
- 4) labeling of each lot with the total size in square feet;**
- 5) depiction of the side yard setbacks on the plat, in addition to the existing side yard setback note; and**
- 6) full compliance with all other 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.

Springhill Estates Subdivision
September 8, 2006
Page 2

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: Rester and Coleman Engineers, Inc.