

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 21, 2003

Park Place of West Mobile, LLC  
P. O. Box 851505  
Mobile, AL 36685

**Re: Case #SUB2003-00255**

**Park Place Subdivision**

7861 Tanner Williams Road (South side of Tanner Williams Road, 420'± West of Schillinger Road North).

53 Lots / 12.6± Acres

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

At its meeting on November 20, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the dedication of adequate right-of-way to provide 50' from the centerline of Tanner Williams Road;
- (2) the placement of a note on the final plat stating that lots located on a corner (Lots 1, 27, 28 and 53) are limited to one curb cut each, with the size, location and design to be approved by County Engineering;
- (3) the construction of the proposed streets to paved County standards;
- (4) the placement of a note on the final plat stating that lots with zero building setbacks will not share a common lot line with any other lots and will not be located along the perimeter of the site;
- (5) the illustration of the typical building limits for all lots on the final plat;
- (6) the placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and
- (7) the placement of a note on the final plat stating that maintenance of all common areas is the responsibility of the property owners.

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.

**Park Place of West Mobile, LLC (Case #SUB2003-00255)**

**November 21, 2003**

**Page 2**

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 [henley@cityofmobile.org](mailto:henley@cityofmobile.org).

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II

cc: Austin Engineering Co., Inc.