

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 19, 2007

Dr. & Mrs. Scott Kirby
463 Conde Drive
Mobile, AL 36608

Re: Case #SUB2006-00319
Austill Plantation Subdivision, Unit 1, Lot 1, Revised
Southwest corner of Austill Avenue and Bexley Lane.
1 Lot / 0.3± Acre

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

At its meeting on January 18, 2007, the Planning Commission waived Section V.D.9. for the Bexley Lane frontage and approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to reflect the current right-of-way width of Austill Avenue, or dedication of sufficient right-of-way to provide 25 feet, as measured from the centerline of Austill Avenue, with adjustments to building setback lines as needed;**
- 2) placement of a note on the plat stating that the lot is limited to one curb-cut onto Austill Avenue and one curb-cut onto Bexley Lane, with the size, design and location to be approved by Traffic Engineering, and comply with AASHTO standards;**
- 3) labeling of the lot with its size in square feet, or provision of a table on the plat with the same information; and**
- 4) 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.

Austill Plantation Subdivision, Unit 1, Lot 1, Revised
January 19, 2007
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: Polysurveying Engineering and Land Surveying