

MOBILE CITY PLANNING COMMISSION

CORRECTED

LETTER OF DECISION

June 29, 2006

V.A.E. LLC
PO Box 2236
Semmes, AL 36575

Re: Case #SUB2006-00112
Carwie Subdivision, Resubdivision of Lot 2

8965 Moffett Road

(South side of Moffett Road, 325'± East of Illinois Street and running through to the East side of Illinois Street, 240'± South of Moffett Road).

2 Lots / 4.7± Acres

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

At its meeting on June 15, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **submission of proof of public water and/or sanitary sewer service to Lot 2 prior to signing the final plat;**
- 2) **that the 25-foot building setbacks along Moffett Road be measured from the future right-of-way of the planned major street;**
- 3) **that Shelley Drive not be described on the final plat as a private street;**
- 4) **the placement of a note on the final plat stating that the 10-foot strip along the Eastern property line is denied access to Moffett Road;**
- 5) **the modification of the plat to include the 50-foot access easement in Lot 1;**
- 6) **the placement of a note on the final plat stating that the site is denied access to Shelley Drive until it is improved to County standards; and that the site is limited to the existing two curb cuts to Moffett Road; a single curb cut to Illinois Street; and two curb cuts to Shelley Drive; with size, location, and design of all new curb cuts subject to County Engineering approval; and**
- 7) **the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.**

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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.

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: Byrd Surveying, Inc.