

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 19, 2005

Clarence E. Crabtree  
5563 Brairfield Lane  
Mobile, AL 36693

**Re: Case #SUB2005-00159**  
**Crabtree Place Subdivision**  
7251 Moffett Road  
(East side of Spanish Oak Drive, extending from Moffett Road to Pretty Branch Drive East).  
2 Lots / 5.7± Acres

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

At its meeting on August 18, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline Moffett Road;
- 2) the placement of a note on the final plat stating that Lot 1 is limited to two curb cuts to Moffett Road, with the size, location and design to be approved by County Engineering and Lot 2 is limited to one curb cut to Spanish Oak Drive, with the size, location and design to be approved by County Engineering;
- 3) the placement of a note on the final plat stating that Lot 1 is denied direct access to Spanish Oak Drive and Lot 2 is denied direct access to Pretty Branch Drive East; and
- 4) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a

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.

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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 [olsen@cityofmobile.org](mailto:olsen@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: \_\_\_\_\_  
Richard Olsen, Deputy Director of Planning

cc: Byrd Surveying, Inc.