

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 7, 2006

Joseph C. Anders
5929 Eastridge Place
Mobile, AL 36608

Re: Case #ZON2006-01280 (Planned Unit Development)
Eastridge Place Subdivision, Resubdivision of Lots 14 & 15
5929 and 5933 Eastridge Place
Southeast corner of Eastridge Place and East Drive

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

At its meeting on July 6, 2006, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development Approval to remove a side yard setback line.

After discussion it was decided to approve this plan subject to the following conditions:

- 1) completion of the subdivision process;**
- 2) placement of a note on the site plan and final plat stating that all common areas to be maintained by the property owners association;**
- 3) placement of a note on the site plan and final plat stating that the maximum building site coverage shall not exceed 35% ;**
- 4) placement of the following note on the site plan and final plat – “*Preservation status granted for all 50-inch and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger*”;**
- 5) placement of a note on the site plan and final plat stating that no permanent structures, such as buildings or pools, may be placed in easements; and**
- 6) full compliance with all other municipal codes and ordinances.**

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 7, 2006

Joseph C. Anders
5929 Eastridge Place
Mobile, AL 36608

Re: Case #SUB2006-00129 (Subdivision)
Eastridge Place Subdivision, Resubdivision of Lots 14 & 15
5929 and 5933 Eastridge Place
Southeast corner of Eastridge Place and East Drive
1 Lot / 0.3± Acre
Council District 5

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

At its meeting on July 6, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the site plan and final plat stating that all common areas to be maintained by the property owners association;**
- 2) placement of a note on the site plan and final plat stating that the maximum building site coverage shall not exceed 35% ;**
- 3) placement of the following note on the site plan and final plat – “*Preservation status granted for all 50-inch and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger*”;**
- 4) placement of a note on the site plan and final plat stating that no permanent structures, such as buildings or pools, may be placed in easements; and**
- 5) 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 (1) 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.

Eastridge Place Subdivision, Resubdivision of Lots 14 & 15

July 7, 2006

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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.