**MOBILE CITY PLANNING COMMISSION**
**LETTER OF DECISION**

March 17, 2006

Ford Lumber
6400 Moffett Road
Mobile, AL 36618

**Re: Case #SUB2006-00007 (Subdivision)**
**Ford Lumber Subdivision**
6400 and 6500 Moffett Road
(North side of Moffett Road at the North terminus of Magnolia Grove Parkway).
3 Lots / 3.4± Acres

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

At its meeting on March 16, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

1) **dedication of sufficient right-of-way to provide 50 feet from the centerline of Highway 98;**
2) **depiction of the 25-foot building setback lines on the final plat, measured from the dedication;**
3) **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;**
4) **the placement of a note on the final plat stating that future development parcels cannot be developed until legally subdivided;**
5) **the placement of a note on the final plat stating that no further resubdivision of Lot 3 is allowed until such time that the rear portion of the property has frontage on a public street; and**
6) **the placement of a note on the final plat stating that curb cuts to be approved by ALDOT.**

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 marti.watson@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: Speaks & Associates Consulting Engineers, Inc.