

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 16, 2006

Lee L. Saad Co., Inc.  
Lee L. Saad  
PO Box 8549  
Mobile, AL 36689

**Re: Case #ZON2006-01164 (Planned Unit Development)**  
**Grant Park Subdivision, Resubdivision of Lots 47 & 48**  
West side of Grant Park Drive, 75'± South of Grant Street.

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

At its meeting on June 15, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow reduced lot sizes, reduced building setbacks, and increased site coverage in a residential subdivision.

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 plat / site plan specifying the front, side and rear yard setbacks, to comply with the original PUD and Subdivision;**
- 3) **placement of a note on the site plan and plat stating that the site is limited to a maximum 45% site coverage;**
- 4) **placement of a note on the site plan and plat stating that common areas are to be maintained by the property owners;**
- 5) **placement of a note on the site plan and plat stating that two over-story trees are to be planted within the 25-foot frontage of the lot along the city street;**  
**and**
- 6) **full compliance with all municipal codes and ordinances.**

**Grant Park Subdivision**  
**June 16, 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: Grant Park LLC

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 16, 2006

Lee L. Saad Co., Inc.  
Lee L. Saad  
PO Box 8549  
Mobile, AL 36689

**Re: Case #SUB2006-00115 (Subdivision)**  
**Grant Park Subdivision, Resubdivision of Lots 47 & 48**  
West side of Grant Park Drive, 75'± South of Grant Street.  
1 Lot / 0.2± Acre

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) **placement of a note on the plat / site plan specifying the front, side and rear yard setbacks, to comply with the original PUD and Subdivision;**
- 2) **placement of a note on the site plan and plat stating that the site is limited to a maximum 45% site coverage;**
- 3) **placement of a note on the site plan and plat stating that common areas are to be maintained by the property owners;**
- 4) **placement of a note on the site plan and plat stating that two over-story trees are to be planted within the 25-foot frontage of the lot along the city street; and**
- 5) **full compliance with all 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](mailto:travisz@cityofmobile.org).

**Grant Park Subdivision**

**June 16, 2006**

**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: Rester and Coleman Engineers, Inc.

Grant Park LLC