

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 4, 2007

Martha Alston Smith
7139 Smith Street
Theodore, AL 36582

Re: Case #SUB2007-00066
Robert Alston Subdivision
7123 Smith Street
(East side of Smith Street, 160'± South of Stegall Street).
2 Lots / 2.0± Acres

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

At its meeting on May 3, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) correction of labeling of the dedication to “10 feet dedicated to Mobile County”;**
- 2) placement of a note on the final plat stating that any lots which are developed commercially (or multi-family residential) and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;**
- 3) placement of a note on the final plat stating that a letter of certification by an licensed engineer to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, will be provided to the Mobile County Engineering Department and the Planning Section, Urban Development Department, City of Mobile, prior to the issuance of any permits;**
- 4) placement of a note on the final plat stating that each lot be limited to one curb cut, with the size, location and design to be approved by the County Engineering Department.**

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 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: Polysurveying Engineering and Land Surveying

Robert Alston, Sr.

Robert Alston, Jr.