

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 2, 2007

Joe C. Lawrence  
316 Bel Air Blvd.  
Mobile, AL 36606

**Re: Case #SUB2006-00307**  
**J. C. Lawrence Subdivision**  
2503 Old Shell Road and 37 Hurlbert Street  
(South side of Old Shell Road, 60'± West of Hurlbert Street, extending to the  
West side of Hurlbert Street, 100'± South of Old Shell Road).  
1 Lot / 0.3± Acre

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

At its meeting on February 1, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the number, size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) full compliance with the buffer requirements of the Ordinance;**
- 3) full compliance with landscaping and tree requirements on the expanded portion of the development; and**
- 4) the placement of the 25-foot minimum building setback line on the Final Plat.**

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).

**J.C. Lawrence Subdivision**  
**February 2, 2007**  
**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: Gerald A. Smith, PLS