

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 21, 2006

Audubon Investments, Inc.
PO Box 850669
Mobile, AL 36685

Re: Case #SUB2006-00148
Leighton Place Subdivision
East side of Riviere du Chien Road, 850'± South of Lloyd Station Road.
41 Lots / 19.2± Acres

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

At its meeting on July 20, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the final stating that Lots 1 and 37 thru 39 are denied direct access to Riviere du Chien;
- 2) the placement of a note on the final plat stating that all corner lots are limited to one curb cut each;
- 3) all common areas and detention areas be indicated on the final plat (including wetlands) and a note on the final plat stating that maintenance of all common and detention areas are the responsibility of the property owners association;
- 4) approval of all applicable federal, state and local agencies prior to the issuance of building permits or land disturbance activities;
- 5) placement of the required 25-foot minimum building setback line on the final plat;
- 6) revision of the plat to show the street-stub to the North as part of the street right-of-way network; and
- 7) verification that all lots contain a minimum buildable area of 3,500 square feet, exclusive of wetlands, and no building permit will be issued until the minimum buildable area is verified.

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

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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.

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: Thompson / Engineering, Inc.