

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 7, 2006

G. L. Lovitte, Sr.  
7941 Suzanne Way  
Mobile, AL 36695

**Re: Case #SUB2006-00126**  
**L.M.S. Subdivision**  
8140 Oak Avenue  
Northeast corner of Oak Avenue and Crestwood Drive  
2 Lots / 16.0± Acres  
County

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

At its meeting on July 6, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that no future subdivision of Lot 2 is allowed until the right-of-way of Crestwood Drive meets the minimum standards of the Subdivision Regulations, and additional frontage onto a road constructed to the standards of the Subdivision Regulations is provided;**
- 2) placement of a note on the final plat stating that land-locked parcels adjacent to Lot 2 must be provided access to a public street if Lot 2 is further subdivided at a future date;**
- 3) depiction of the 25-foot minimum building setback line, as required by Section V.D.9.; and**
- 4) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.**

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 (1) 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](mailto: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: Lovitte Surveying, Inc.  
Howard & Linda Smith