

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 6, 2004

Albert J. Lopuhovsky  
2513 Salvia Court  
Mobile, AL 36606

**Re: Case #SUB2004-00002**

**Lov-A-Lots Subdivision**

2508 Fairway Drive (North side of Fairway Drive, 225'± West of Courtney Street).

2 Lots / 0.6± Acre

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

At its meeting on February 5, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the setback of sufficient right-of-way from the centerline of Fairway Drive;
- (2) the placement of a note on the final plat stating that both lots are limited to one curb cut each, with the design and location to be approved by Traffic Engineering;
- (3) the provision of an 8-foot setback for the structure on Lot A or the removal of the structure prior to the recording of the final plat; and
- (4) the placement of the 25-foot minimum building setback lines 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 [henley@cityofmobile.org](mailto:henley@cityofmobile.org).

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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**  
Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II

cc: Byrd Surveying, Inc.