

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 7, 2006

Ray Elisworth
8860 Tanner Williams Road
Mobile, AL 36608

Re: Case #SUB2006-00045
Lucille Young Subdivision, Resubdivision of Lot 1
North side of Tanner Williams Road, 300'± West of Glen Acres Drive South.
2 Lots / 2.0± Acres

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

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

- 1) **dedication of sufficient right-of-way to provide 50 feet from the centerline of Tanner Williams Road, if necessary, to comply with the requirements of Section V.B.14. of the Subdivision Regulations;**
- 2) **adjustment of the 25-foot setback line, if necessary, to reflect the right-of-way dedication;**
- 3) **the 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;**
- 4) **placement of a note on the Final Plat stating that no additional curb-cuts are permitted, and that the redesign or relocation of curb-cuts must be reviewed and approved by the Mobile County Engineering Department; and**
- 5) **placement of a note on the Final Plat stating that no additional subdivision of Lot 1-B is allowed until additional roadway frontage is provided by either a public or private road onto the property that is constructed to the standards contained within Section VIII.E.2. 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

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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 marti.watson@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 – Land Surveying