

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 4, 2006

Arthur Giles & Martha Clayton  
6751 Ryan Rd.  
Theodore, AL 36582

**Re: Case #SUB2006-00152**  
**Magnolia Acres Subdivision, Unit 1, Resubdivision of Lot 15**  
6751 Ryan Road  
(East side of Ryan Road, 425'± North of the East terminus of Smith Road).  
2 Lots / 2.0± Acres

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

At its meeting on August 3, 2006, the Planning Commission waived Section V.D.3 and approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that the site is limited to one curb cut for each lot, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department; and**
- 2) **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 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).

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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**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Polysurveying Engineering – Land Surveying