

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 22, 2005

Carracela, LLC  
1702 Dauphin Street  
Mobile, AL 36604

**Re: Case #SUB2005-00145**

**Marcell Subdivision**

South side of Riverside Drive, 120'± West of Club House Road, extending to the  
West side of Club House Road, 120'± South of Riverside Drive.  
4 Lots / 1.0± Acre

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

At its meeting on July 21, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of sufficient right-of-way to provide 25' from the centerline of Club House Road;**
- 2) adjustment of the 25' building setback line to reflect dedication along Club House Road; and**
- 3) the placement of a note on the final plat stating that each lot is limited to a single curb cut, with size, location, and design to be approved by Traffic Engineering**

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 [olsen@cityofmobile.org](mailto:olsen@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, Deputy Director of Planning

cc: Marshall A. McLeod, P.L.S., L.L.C.