

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 7, 2006

Chris Knodel
10700 Summit Road
Grand Bay, AL 36541

Case #SUB2006-00019 (Subdivision)

Myrtle Acres Subdivision

10700 Summit Road

(North side of Summit Road, 660' \pm West of Baird Coxwell Road).

2 Lots / 7.3 \pm Acres

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

At its meeting on April 6, 2006, the Planning Commission waived Section V.D.3 and approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the final plat stating that there will be no further subdivision of the site until Summit Road is improved to County Engineering standards;**
- 2) the placement of a note on the final plat stating that any property that is developed commercially and abuts residentially developed property shall provide a buffer in compliance with Section V.A.7 of the Subdivision Regulations; and**
- 3) the depiction of the 25-foot 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 marti.watson@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: Rowe Surveying & Engineering Co., Inc.