

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 4, 2006

Tim & Susan Fuller
1000 Wildwood Av.
Mobile, AL 36609

Re: Case #SUB2006-00162
Pinehurst Delany's Addition to Springhill Subdivision, Block 72,
Resubdivision of Lots 1, 2, 3, & 4
1000 and 1004 Wildwood Avenue
(Southwest corner of Wildwood Avenue and Chandler Street).
2 Lots / 0.7± Acre

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

At its meeting on August 3, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to remove the jog in the property line dividing proposed Lots 1 and 2;**
- 2) depiction of the minimum building setback line, to be located so as to provide a minimum right-of-way width of 30-feet, as measured from the centerline of Wildwood Avenue, plus the required 25-feet from the adjusted right-of-way edge (thus 35-feet); and**
- 3) full compliance with all other municipal codes and ordinances.**

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.

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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: Rester and Coleman Engineers, Inc.