

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 17, 2006

Jerome Peoples  
1228 Wilkins Road  
Mobile, AL 36618

**Re: Case #SUB2006-00253**

**Purnell Subdivision**

East side of Wilkins Road, 485'± North of Moffett Road.  
2 Lots / 4.0± Acres

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

At its meeting on November 16, 2006, the Planning Commission waived Section V.D.3. and approved the above referenced subdivision subject to the following conditions:

- 1) **provision of additional setback sufficient to provide 30-feet, as measured from the centerline of Wilkins Road, and adjustment of the 25-foot minimum building setback line to account for the future right-of-way edge;**
- 2) **placement of a note on the plat stating that lot 1 is limited to one curb-cut, that lot 2 is limited to two curb-cuts, and that the size, design and location of all curb-cuts must be approved by Traffic Engineering and comply with AASHTO standards;**
- 3) **placement of a note on the plat stating that there shall be no future subdivision of lot 1 until additional frontage on a public street is provided;**
- 4) **labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; and**
- 5) **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.

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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).

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