

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 3, 2006

Rangeline Land Company
Attn: Richard Weavil
1410 Dauphin Street
Mobile, AL 36604

Re: Case #SUB2006-00002

Rangeline Park Subdivision, Thirteenth Addition

East side of Rangeline Road, 2/10 mile \pm South of Rabbit Creek Drive, extending to the West side of Old Rangeline Road, 570' \pm South of the West terminus of Riverview Pointe Drive.

1 Lot / 8.1 \pm Acres

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

At its meeting on February 2, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **the construction and dedication of the new road;**
- 2) **the provision of a modified or temporary turnaround, with size, location, and design to be approved by County Engineering;**
- 3) **the placement of a note on the final plat stating that future resubdivision of Lot 1 into multiple lots will require construction and dedication of the 50' access strip;**
- 4) **that the 25' setback line be revised to provide for future projection if road construction is required;**
- 5) **the placement of a note on the final plat stating that a buffer in compliance with Section V.A.7. of the Subdivision Regulations shall be provided at the time Lot 1 is developed; and**
- 6) **that there be no further subdivision of the Future Development area until a composite plan is submitted and approved by the Planning Commission.**

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

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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.

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 Engineer, Inc.