

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 8, 2005

M. D. Price
1621 University Blvd.
Mobile, AL 36609

Re: Case #SUB2005-00104 (Subdivision)
Springhill Place Subdivision
159 Bishop Lane North
(Northwest corner of Bishop Lane North and Broadway Drive).
8 Lots / 2.8± Acres

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

At its meeting on July 7, 2005, the Planning Commission denied the above referenced subdivision subject to the following reasons:

- 1) the applicant has not submitted a full Planned Unit Development application, as is required for a private street subdivision;**
- 2) the applicant has not submitted documentation of unusual difficulty or circumstances, or of innovative design, as is required for a private street subdivision; and**
- 3) the plat as submitted does not meet the minimum standards of the Subdivision Regulations.**

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 henley@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: _____
Richard Olsen
Deputy Director of Planning

cc: Speaks & Associates Consulting Engineers, Inc.
PAB LLC