

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 5, 2006

Daryl & Jennifer Ritter
7008 N. Charleston Oaks Dr.
Mobile, AL 36695

Re: Case #SUB2006-00069
Suburban Gardens Subdivision, Resubdivision of Lot 8 and 9, Block 1
5344 and 5348 U.S. Highway 90 West, and 4625 Hermitage Avenue
(West side of U.S. Highway 90 West, 200'± South of Nevius Road, extending to
the East side of Hermitage Avenue, 390'± South of Nevius Road).
3 Lots / 3.0± Acres

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

At its meeting on May 4, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 30 feet from the centerline of Hermitage Avenue and 125 feet from the centerline of U.S. Highway 90;**
- 2) the placement of a note on the final plat stating that the site is limited to a single curb cut for each lot, subject to County Engineering and ALDOT approval; and**
- 3) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 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 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: Polysurveying Engineering – Land Surveying