

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2005

Rebecca D. Nall
7590 Meadows Drive South
Mobile, AL 36619

Re: Case #SUB2005-00252
Suburban Heights Subdivision, Unit Three, Addition to Lot 6
4465 Champlain Avenue
(East side of Champlain Avenue, 285'± South of Holden Drive).
1 Lot / 0.9± Acre

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

At its meeting on December 15, 2005, the Planning Commission waived Section V.D.3 and approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and**
- 2) the placement of the 25-foot minimum building setback line on the final plat**

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.

Suburban Heights Subdivision
December 16, 2005
Page 2

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