

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 7, 2006

John Webster
8375 Zeigler Boulevard
Mobile, AL 36608

Re: Case #SUB2006-00050
Webster Subdivision
8375 Zeigler Boulevard
(Southwest corner of Zeigler Boulevard and Foster Road).
2 Lots / 6.4± Acres

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

At its meeting on April 6, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of 10 feet of frontage along Foster Road, in compliance with Section V.B.14.;
- 2) depiction of the 25-foot minimum building setback line, as required by Section V.D.9.;
- 3) provision of a 10-foot radius curve or chord equivalent for the property lines at the corner of Zeigler Boulevard Extension and Foster Road, in conformance with Section V.D.5.;
- 4) placement of a note on the Final Plat stating that Lot 1 is limited to the existing curb cuts onto Zeigler Boulevard Extension, and one curb cut onto Foster Road contingent upon the paving of Foster Road to County standards to the curb cut location, and that Lot 2 is limited to one curb cut onto Zeigler Boulevard Extension, and two curb cuts onto Foster Road (including the existing curb-cut), with no additional curb-cuts onto Foster Road for Lot 2 until the road is paved to County standards to the curb cut locations, with the size, design and location of all curb cuts to be approved by the Mobile County Engineering Department; and
- 5) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

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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.

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: McFadden Engineering, Inc.