

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 17, 2006

Cummings & Associates
P.O. Drawer 16227
Mobile, AL 36616-0227

Re: Case #SUB2006-00256
West Mobile Terrace Subdivision, Block 21, Resubdivision of Lots 31 - 50
302 Schillinger Road North
(East side of Schillinger Road North, extending from McKinley Avenue to
Avenue F).
2 Lots / 1.1± Acres

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

At its meeting on November 16, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that lot A is limited to one curb-cut onto Schillinger Road North and two curb-cuts onto McKinley Avenue, that lot B is limited to one curb-cut onto Avenue F, and that the size, design and location of all curb-cuts are to be approved by the Mobile County Engineering Department;**
- 2) **depiction and labeling of the 25-foot minimum building setback line along all street frontages, except for a 20-foot setback along McKinley Avenue, and placement of a note stating setbacks;**
- 3) **compliance with Section V.D.6. of the Subdivision Regulations;**
- 4) **placement of a note on the plat stating that prior to future new exterior construction or building additions, a letter will be provided from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances to the Mobile County Engineering Department;**
- 5) **labeling of each lot with its size in square feet, or provision of a table on the plat with the same information;**
- 6) **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; and**
- 7) **correction of the road name for McKinley to McKinley Avenue.**

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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 travisz@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: Byrd Surveying, Inc.