



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 16, 2024

Daniel Clark
Smith, Clark and Associates, LLC.
30941 Mill Lane
Suite G
Box 258, Spanish Fort, Alabama 36527

Re: 133 Eaton Square
SUB-003012-2024
Chateau Noblet Subdivision
Daniel Clark, Smith, Clark & Associates, LLC
District 5
Subdivision of 1 lot, .29± acres

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

At its meeting on August 15, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way widths of Old Shell Road (to be verified if 50 feet or 60 feet) and Eaton Square on the Final Plat;
2. Retention of the lot size label in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
3. Retention of the setbacks along Eaton Square and Old Shell Road, as depicted on the preliminary plat;
4. Retention of the note on the Final Plat stating that no structure shall be constructed or placed within any easement without the easement holder's permission;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. Compliance with all Fire Department comments noted in the staff report.

SUB-003012-2024 Chateau Noblet Subdivision
August 16, 2024

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Bert Hoffman
Deputy Director of Long Range Planning