

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 3, 2009

J.M., LLC By Calvin Jay Hill – Its President
1456 Industrial Parkway
Saraland, Alabama 36571

Re: Case #SUB2009-00014
Cahill Place Subdivision
200 South Florida Street
(Southwest corner of South Florida Street and Ralston Road).
1 Lot / 0.7± Acre

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

At its meeting on April 2, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **revision of the 25-foot minimum building line to show the minimum building line along all street frontages;**
- 2) **dedication of sufficient right-of-way, South Florida Street, to provide a minimum 50-feet as measured from the centerline of South Florida Street;**
- 3) **placement of a note on the Final Plat stating that the development is limited to one curb cut to Ralston Road and one curb cut to South Florida Street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **provision of adequate radii, in compliance with Section V.B.16. of the Subdivision Regulations, at the intersection of South Florida Street and Ralston Road, with the size to be determined by Traffic Engineering and conform to AASHTO standards;**
- 5) **the placement of a note on the Final Plat, stating that any existing curb cuts not allowed by this subdivision be removed and curbed to City standards, prior to the signing of the Final Plat; and**
- 6) **the submission and approval of the demolition permit to remove the second story building connection between the building on this site and the adjacent building, prior to the signing of the Final Plat.**

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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 (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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: Patrick Land Surveying