

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2007

Halls Mill Land Company
Attn: Frank Lott
190879 Halls Mill Road
Mobile, AL 36619

Re: Case #SUB2007-00074
Halls Mill Land Company Subdivision
5191 U.S. Highway 90 West
(East side of U.S. Highway 90 West, just South of Halls Mill Creek).
2 Lots / 3.1± Acres

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

At its meeting on April 19, 2007, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and granted Tentative approval of the above referenced subdivision, subject to the following conditions:

- 1) **placement of a note on the plat stating that the development is limited to the existing curb-cut onto U. S. Highway 90 West;**
- 2) **labeling of each lot with its size in square feet, or provision of a table on the plat with the same information;**
- 3) **placement of a note on the plat stating that approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities;**
- 4) **placement of a note on the plat stating that a letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances must be submitted to the Mobile County Engineering Department and the Planning Section of Urban Development prior to the issuance of permits for site work, new building construction or building expansion; 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 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: Rowe Surveying & Engineering Co., Inc.