

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 16, 2007

Ann Marie Girgis
P.O. Box 850171
Mobile, AL 36685

Re: Case #SUB2007-00038
Pinehurst Subdivision, Resubdivision of Lots 12, 13, and 14, Block 23
811 Louise Avenue
(East side of Louise Avenue, 105'± North of Adkins Street.
2 Lots / 0.5± Acre

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

At its meeting on March 15, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the minimum building setback line to reflect a right-of-way width of 25-feet, as measured from the centerline of Louise Avenue;**
- 2) placement of a note on the plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;**
- 3) labeling of each lot with the total size in square feet; and**
- 4) full compliance with all other municipal codes and ordinances.**

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.

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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: M. Don Williams Engineering