

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 21, 2007

Lisa K. Weeks
3695 Hardeman Road
Semmes, AL 36575

Re: Case #SUB2007-00242
Bristol Subdivision, First Addition and Addition
3695 Hardeman Road
(West side of Hardeman Road, 1000'± South of Broughton Drive).
1 Lot / 2.0± Acres

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

At its meeting on December 20, 2007, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) provision of a 75' setback (which includes the required minimum building setback of 25 feet) from the centerline of Hardeman Road;**
- 2) revision of the plat to label the remainder of the parent parcel as future development only, NOT Lot 2;**
- 3) labeling of the lot with its size in square feet, or the provision of a table on the plat with the same information;**
- 4) placement of a note on the final plat stating any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and**
- 5) submission of a letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Urban Development prior to the issuance of permits.**

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: Polysurveying Engineering – Land Surveying