

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 4, 2007

Lisa C. Howard
6747 Viking Way
Theodore, AL 36582

Re: Case #SUB2007-00083
Heather Estates Subdivision
East side of Gold Mine Road, 270'± North of Three Notch Road.
1 Lots / 0.49± Acre

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

At its meeting on May 3, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication sufficient to provide a minimum of 50-feet from the centerline of Gold Mine Road;**
- 2) revision of the minimum building setback line to illustrate a 25-foot minimum building setback line;**
- 3) placement of a note on the final plat stating that the site is limited to one curb cut to Gold Mine Road, with the size, location, and design to be approved by County Engineering;**
- 4) 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;**
- 5) placement of a note on the final plat requiring submission of a certification from a licensed engineer stating that development on the site will comply with the City of Mobile stormwater and flood control ordinances prior to issuance of permits; and**
- 6) labeling of the lot with its size in square feet, or provision of a table on the plat with the same information.**

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.

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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: Moseley Surveying Company