

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 7, 2009

James Edward Burns
3012 Demetropolis Rd.
Mobile, Alabama 36693

Re: Case #SUB2009-00109
Highcrest Subdivision, Resubdivision of Lot 6, Unit No. 1
3012 Demetropolis Road
(Northwest corner of Highcrest Drive and Demetropolis Service Road).
2 Lot / 0.7± Acre

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

At its meeting on August 6, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **Attainment of a demolition permit for the accessory structure, or provision of a survey showing that the accessory building is located entirely on the proposed Lot A and meets all other zoning requirements, prior to the signing of the final plat;**
- 2) **Provision of labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information;**
- 3) **Retention of the 25-foot minimum building setback line along all public rights-of-way;**
- 4) **Placement of a note on the final plat stating the Lot A is denied access to Demetropolis Service Road;**
- 5) **Placement of a note on the final plat stating that Lots A and B are limited to one curb each with the size, location, and design of all curb cuts to be approved by City of Mobile Traffic Engineering and conform to AASHTO standards;**
- 6) **Placement of a note on the final plat stating that approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits;**

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- 7) Placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 8) Full compliance with all 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 (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: Byrd Surveying, Inc