

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 5, 2010

Spencer Ruggs, Sr.
1656 Virginia St.
Mobile, AL 36604

Re: Case #SUB2009-00180 (Subdivision)
Pamela Subdivision
2516 Osage Street
(Northeast corner of Osage Street and Sweeneys Lane).
3 Lot / 0.5± Acre

Dear Applicant(s):

At its meeting on February 4, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Sections V.D.5. and V.D.9. of the Subdivision Regulations, and Tentatively Approved the application, subject to the following conditions:

- 1) placement of a note on the final plat stating that each lot is limited to one (1) curb-cut each, with the size, design, and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.**
- 2) depiction and labeling of the street-abutting setback lines as follows: Lots 1 and 3 depicted with a 25-foot front yard setback, while Lot 2, the corner lot, depicted with a 25-foot setback along Osage Street, and a 20-foot setback along Sweeney's Lane;**
- 3) depiction of the existing residence, if it shall remain, or the obtaining of a demolition permit for the residence prior to the signing of the final plat;**
- 4) obtaining of a demolition permit for the accessory building, prior to the signing of the final plat;**
- 5) the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;**
- 6) compliance with Engineering comments, eliminating the radius requirement: *Must comply with all stormwater and flood control ordinances. Add note to plat stating that if any proposed development for any lot will result in an increase in impervious area (i.e., driveway, building, patio, sidewalk, etc.) in excess of 4000***

square feet since 1984, then detention must be provided and a Land Disturbance Permit from the City of Mobile will be required. Any work performed in the right-of-way will require a right-of-way permit;

- 7) **placement of a note on the plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species prior to the issuance of any permits or land disturbance activities; and,**
- 8) **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 (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: Moseley Surveying Co.