

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 4, 2008

Tomlinson Investments, Inc.  
P.O. Box 2925  
Mobile, AL 36652

**Re: Case #SUB2007-00282**  
**Conception-New Jersey Subdivision**  
857 South Conception Street  
(Southeast corner of Conception Street and New Jersey Street).  
1 Lot / 8.3± Acres

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

At its meeting on January 3, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of a 25' radius curve at the intersection of Conception Street and New Jersey Street;**
- 2) placement of a note on the final plat stating that the site is limited to the existing curb cuts, with the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) the plat be revised to illustrate the 25' minimum building setback line along both street frontages;**
- 4) the plat be revised to label the lot with its size in acreage, or a table should be provided furnishing the same information;**
- 5) placement of a note on the final plat stating that the site may be impacted by the path of the Royal Street South major street, and that any development on the Eastern portion of the site may require setbacks from the future right-of-way of the planned major street; and**
- 6) provision of a flood study, if deemed appropriate to comply with FEMA regulations, prior to signing and recording of the final plat.**

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](mailto: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.