



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 18, 2014

Kenneth C. Riggs
10920 Jeff Hamilton Rd.
Mobile, AL 36695

Re: Case #SUB2014-00027
HLR Jeff Hamilton Subdivision
North side of Jeff Hamilton Road, 650'± West of Oyler Road.
3 Lots / 12.4± Acres

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

At its meeting on April 17, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.3 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Revision of the Final Plat to illustrate the correct distance of the southeastern property line along Jeff Hamilton Road for the proposed Lot 3;**
- 2) **Revision of the note regarding the Notary Public on the Final Plat to read 'State of *Alabama*';**
- 3) **Retention of the lot size information and 25' minimum building setback line on the Final Plat;**
- 4) **Placement of a note on the Final Plat stating that no permanent structures can be constructed in any easement;**
- 5) **Placement of a note on the Final Plat stating that all proposed lots are limited to one curb-cut each to Jeff Hamilton Road, with the size, design, and location to be approved by Mobile County Engineering and conform to AASHTO standards. Coordination with Mobile County Engineering is also required if the applicant proposes a continued shared access between the proposed Lots 1 and 2;**
- 6) **Compliance with and retention of Engineering Comments on the Final Plat;**
- 7) **Compliance with Fire Comments and placement of a note on the Final Plat stating: *(All projects within the City of Mobile Fire Jurisdiction must comply***

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with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);

- 8) Retention of commercial buffering notes on the Final Plat; and**
- 9) Retention of endangered species notes on 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 (1) 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.

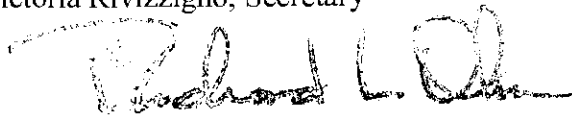
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Lawler and Company