

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 16, 2007

John White-Spunner, President
2654 Cameron Street
Mobile, AL 36619

Re: Case #SUB2007-00040
McGowin Interstate Subdivision, Resubdivision of Lot 2
West side of West I-65 Service Road South, ¼ mile± North of Halls Mill Road.
8 Lots / 25.0± Acres

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

At its meeting on March 15, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **full compliance with Engineering Comments** (*The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands. If wetlands are present, no fill allowed without a Corps of Engineers permit. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*);
- 2) **placement of a note on the plat stating that Lots 1 and 7 are limited to one-curb each onto West I-65 Service Road South until such time that Spinner Court is completed, then Lot 1 is limited to one curb-cut onto Spinner Court and Lot 7 is limited to three curb-cuts onto Spinner Court, with the curb-cuts onto the service road closed, that Lots 2-6 be limited to one curb-cut onto Spinner Court, and that Lot 8 is limited to three curb-cuts onto West I-65 Service Road South, with the size, design and location of all curb-cuts to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards;**
- 3) **labeling of each lot with its size in square feet, or provision of a table on the plat with the same information;**
- 4) **construction of Spinner Court to City of Mobile standards, when it is constructed; and**
- 5) **full compliance with all other municipal codes and ordinances.**

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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.

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: Richard L. Patrick, PLS