

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 4, 2007

Cash 4 Houses
c/o Ronald Brown
7 North Bayou Street
Mobile, AL 36602

Re: Case #SUB2007-00082
West Gordon Division of the Favre Tract, Resubdivision of Lot 1, Square 99
350 South Broad Street
(Southwest corner of Broad Street and Savannah Street).
2 Lots / 0.2± Acre

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

At its meeting on May 3, 2007, the Planning Commission waived Sections V.D.2. and V.D.9. and approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that Lot 1-A is limited to one curb-cut, that Lot 1-B is limited to the existing curb-cut onto Savannah Street, and that the size, design and location of all curb-cuts are to be approved by Traffic Engineering and conform to the greatest extent possible with AASHTO standards;**
- 2) labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;**
- 3) labeling of all existing front, side and rear building setbacks for each lot (and enlarging the plan to 10 or 20 scale so that the labeling and subsequent reading of the plan will be easier);**
- 4) placement of a note on the plat stating that the site is within the Oakleigh Garden Historic District, and that Historic District Overlay regulations should be consulted regarding required setbacks; and**
- 5) 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 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.

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: Polysurveying Engineering and Land Surveying