

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 5, 2010

Kentris Morrisette
1512 W. Carlisle Dr.
Mobile, AL 36618

Re: Case #SUB2010-00021
Booker T. Washington Highlands Subdivision, First Addition, Block F,
Resubdivision of Lots 8 & 9
Southeast corner of First Avenue and Prince Street.
1 Lot / 0.3± Acre

Dear Applicant(s):

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

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) changing of the name to add “Revised” to the Resubdivision;**
- 2) retention of a note on the final plat limiting the site to two curb cuts, one to First Avenue, and one to Prince Street;**
- 3) retention of the 25-foot minimum building setback line along all rights-of-way;**
- 4) retention of the lot size labeling, in square feet;**
- 5) retention of the minimum FFE and location of flood zones on the plat;**
- 6) retention of a note on the final plat stating that approval of all applicable federal, state and local agencies will be required prior to the issuance of any permits; and**
- 7) retention of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

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.

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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: Frank A. Dagley