

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 2, 2007

Mary Hancock
10425 Tanner Williams Road
Mobile, AL 36608

Re: Case #SUB2007-00027
Hancock Addition to Highland Park Subdivision
50 Holly Street South
(Southeast corner of Cedar Street and Holly Street South).
2 Lots / 0.4± Acres

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

At its meeting on March 1, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the final plat stating that Lot A is limited to the existing curb cut to Cedar Street, and Lot B is limited to one curb cut, with the size, design and location to be approved by County Engineering;**
- 2) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;**
- 3) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development and the Mobile County Engineering Department, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances prior to the signing and recording of the final plat; and**
- 4) the placement of the 25-foot minimum building setback lines 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 year, or the Tentative Approval will expire.

Hancock Addition to Highland Park Subdivision
March 2, 2007
Page 2

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: Rowe Surveying and Engineering Company, Inc.