

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 4, 2009

Marguerite Zoghby
852 Nassau Drive
Mobile, AL 36608

Re: Case #SUB2009-00124
Zoghby Subdivision
2208 Springhill Avenue
(North side of Springhill Avenue, 230'± West of Woodlands Avenue).
1 Lot / 0.4± Acre

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

At its meeting on September 3, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to depict the right-of-way width for Spring Hill Avenue, and dedication if necessary to provide 50-feet from centerline;**
- 2) placement of a note on the final plat stating that the lot is limited to one curb-cut onto Spring Hill Avenue, with the size, design and location of the curb-cut to be approved by Traffic Engineering and ALDOT, and to comply with AASHTO standards; and,**
- 3) depiction and labeling of a 25-foot minimum building setback line.**

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 (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.

Zoghby Subdivision

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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: Don Williams Engineering