

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 22, 2010

Edward & Cynthia A. Dunn, Jr.
121 N. Shelton Beach Rd.
Eight Mile, AL 36613

Re: Case #SUB2010-00114
Edward & Cynthia Dunn Subdivision
2704 Warsaw Avenue
(North side of Warsaw Avenue, 50'± West of Main Street).
2 Lot / 0.6± Acre

Dear Applicant(s):

At its meeting on October 21, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) illustration of the 25' minimum building setback line along Warsaw Avenue;**
- 2) placement of a note on the final plat stating that each lot is limited to one curb cut to Warsaw Avenue, with the size, location, and design of each curb-cut to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) revision of the plat to label each lot with its size in both square feet and acres, or the furnishing of a table on the final plat providing the same information;**
- 4) placement of a note on the plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, prior to the issuance of any permits or land disturbance activities; and,**
- 5) compliance with the Engineering comments: *(Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit).***

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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 (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.

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: Byrd Surveying