

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 20, 2009

General Major & Etture Jean Major
1506 Delusser Street
Mobile, AL 36603

Re: Case #SUB2009-00162
Lafayette Heights Subdivision, Resubdivision of Lot 4 and a portion of Lot 3,
Block 2
1508 Chatague Avenue
(North side of Chatague Avenue, 125'± West of Robbins Street).
1 Lot / 0.2± Acre

Dear Applicant(s):

At its meeting on November 19, 2009, the Planning Commission with a waiver of Section VII.A.1., tentatively approved the above referenced subdivision subject to the following conditions:

- 1) illustration of a 25' minimum building setback line as measured from the existing right-of-way line along Chatague Avenue;
- 2) placement of a note on the final plat stating that the lot is limited to one curb cut to Chatague Avenue, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) placement of a note on the final plat stating that the lot is denied direct access to the unnamed, unopened alley to the rear until such time it is developed to standards;
- 4) labeling of the lot on the final plat with its size in square feet, or the furnishing of a table on the plat providing the same information;
- 5) placement of a note on the final plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 6) subject to the Engineering Comments: *(Must comply with all storm water and flood control ordinances. Add a note to the plat that detention must be provided and a land disturbance permit will be required for any cumulative increase in impervious area added to the site since 1984 in excess of 4000 square feet. 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: Wattier Surveying, Inc.