

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 3, 2008

Ellis Harper
1312 Dunaway Drive
Mobile, AL 36605

Re: Case #SUB2008-00208
Harper's Place Subdivision
3265 Club House Road
(East side of Club House Road, 100'± North of Gill Road).
1 Lot / 0.2± Acre

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

At its meeting on October 2, 2008, the Planning Commission waived Section V.D.2. and approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide 25' from the centerline of Club House Road;**
- 2) **illustration of the 25' minimum building setback line as measured from any required dedication;**
- 3) **placement of a note on the Final Plat stating that the subdivision is limited to one curb cut to Club House Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **labeling of the lot with its size in acres and square feet, adjusted for dedication, or the provision of a table on the plat furnishing 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. Any work performed in the right of way will require a right of way permit. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet).***

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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 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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Polysurveying Engineering – Land Surveying
Paul Whitfield