

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2012

Bay Area Women's Coalition
1700 Jessie Street
Mobile, AL 36617
Attn: Leevones Dubose, Manger

Re: Case #SUB2012-00030
Shantora Hudson Subdivision
1629 Kuffskie Lane
(West side of Kuffskie Lane, 75'± South of Eastview Lane)
Number of Lots / Acres: 1 Lot / 0.4± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 1

Dear Applicant(s):

At its meeting on April 19, 2012, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of the 25-foot minimum building setback line along Kuffskie Lane;
- 2) retention of the labeling of the lot with its size in square feet and acres, or placement of a table on the plat with the same information;
- 3) compliance with Engineering comments: *“Sidewalk needs to be shown on the plans and constructed per City of Mobile (C.O.M.) standards along Kuffskie Lane unless a sidewalk waiver is applied for and approved. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. Any and all proposed development within the property will need to be in conformance with the Stormwater Management and Flood Control Ordinance;”*
- 4) compliance with Fire Department comments: *“All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile;”*

Shantora Hudson Subdivision

April 20, 2012

Page 2

- 5) placement of a note on the Final Plat limiting the lot to one curb-cut to Kuffskie Lane, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards; and,
- 6) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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: Polysurveying of Mobile, Inc.