

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 8, 2008

Phil Purpura  
210 Lemoyne Drive  
Dauphin Island, Alabama 36528

**Re: Case #ZON2007-02932 (Planned Unit Development)**  
**Revised Hillcrest Trace Subdivision, Resubdivision of Lot 12**  
Southeast corner of Hillcrest Road and Hillcrest Trace Drive.  
Planned Unit Development Approval to amend a previously approved Planned  
Unit Development to allow a further reduced side street setback.

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

At its meeting on February 7, 2008, the Planning Commission considered for Planned  
Unit Development the site plan to amend a previously approved Planned Unit  
Development to allow a further reduced side street setback.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) revision of plat and site plan to depict 12-foot setback along Hillcrest Road;**
- 2) placement of a note on the plat and site plan stating that the lot is denied  
direct access to Hillcrest Road;**
- 3) preservation status given to the 54-inch live oak on the lot;**
- 4) provision of a revised PUD site plan to the Planning Section of Urban  
Development prior to the signing of the final plat; and**
- 5) full compliance with all municipal codes and ordinances.**

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

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 8, 2008

Phil Purpura  
210 Lemoyne Drive  
Dauphin Island, Alabama 36528

**Re: Case #SUB2007-00328 (Subdivision)**  
**Revised Hillcrest Trace Subdivision, Resubdivision of Lot 12**  
Southeast corner of Hillcrest Road and Hillcrest Trace Drive.  
1 Lot / 0.2 $\pm$  Acre

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

At its meeting on February 7, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) revision of plat and site plan to depict 12-foot setback along Hillcrest Road;**
- 2) placement of a note on the plat and site plan stating that the lot is denied direct access to Hillcrest Road;**
- 3) preservation status given to the 54-inch live oak on the lot;**
- 4) labeling of the lot with its size in square feet; and**
- 5) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat.**

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 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](mailto:travisz@cityofmobile.org).

**Revised Hillcrest Trace Subdivision, Resubdivision of Lot 12**  
**February 8, 2008**  
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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: Polysurveying Engineering – Land Surveying  
Lot 12, LLC