

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 2, 2007

Eugene A. Coffman
6915 Dauphin Island Parkway
Mobile, AL 36605

Re: Case #SUB2007-00024
Coffman Estates Subdivision
6915 Dauphin Island Parkway
(East side of Dauphin Island Parkway, 390' + North of Hammock Road).
3 Lots / 5.0+ Acres

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

At its meeting on March 1, 2007, the Planning Commission waived Section V.D.1. and V.D.3. and approved the above referenced subdivision subject to the following conditions:

- 1) the provision of a 35' setback along Dauphin Island Parkway (75-feet from the centerline of Dauphin Island Parkway), in accordance with Section V.D.9.;
- 2) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances, prior to the issuance of any permits;
- 3) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat;
- 4) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and
- 5) the correct placement of the 25-foot minimum building setback line for Lot 3 on 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.

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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.

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, Inc.

Virgile E. & Mary G. Coffman

Ronald W. & Sylvia M. Coffman