

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 8, 2007

Downtowner and Michael Joint Venture
124 Pinebrook Dr. W.
Mobile, AL 36608

Re: Case #SUB2007-00111

Downtowner and Michael Joint Venture Subdivision

(North side of Michael Boulevard, 180'± West of Downtowner Boulevard, and extending North to Downtowner Boulevard, 176'± North of Michael Boulevard).
1 Lot / 3.2± Acres

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

At its meeting on June 7, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 50' from centerline of Michael Boulevard;**
- 2) depiction on the final plat of the 25' building setback lines along Michael Boulevard (as measured from the dedicated right-of-way) and along Downtowner Boulevard;**
- 3) the placement of a note on the final plat stating that the numbers, size, location, and design of curb cuts is to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) subject to the Engineering Comments (It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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.); and**
- 5) full compliance with all municipal codes and ordinances.**

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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 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.