

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 22, 2008

Brad Ellison
4180 Alden Drive
Mobile, AL 36693

Re: Case #SUB2008-00173
Ellison Subdivision
4470 Cypress Shores Drive
(West side of Cypress Shores Drive, 25' ± South of Pointe Road).
1 Lot / 6.3± Acres

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

At its meeting on August 21, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note stating that the lot is limited to two curb cuts onto Cypress Shore Drive with the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **revision of the plat to depict a 30' minimum building setback line along all street frontages;**
- 3) **labeling of the lot with its size in square feet;**
- 4) **placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for wetland and floodplain issues, if any, prior to the issuance of any permits or land disturbance activities; and**
- 5) **placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

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 (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: M. Don Williams Engineering