

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 21, 2007

Steve Greene
Holley Branch LLC
7221 Grelot Road
Mobile, AL 36695

Re: Case #SUB2007-00305
Holley Branch Subdivision, Resubdivision of Lots 29, 30, and 31
Northwest corner of Creek Court and Winterberry Street..
2 Lots / 1.2± Acres

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

At its meeting on December 20, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note stating that each lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) provision of a sufficient radius on the corner of Creek Court and Winterberry Street, compliant with Section V.B.16. of the Subdivision Regulations;**
- 3) the applicant obtain any necessary federal, state, and local environmental approvals;**
- 4) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and**
- 5) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.**

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: Polysurveying Engineers – Land Surveying