

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 6, 2007

Joseph Stevens
7376 Three Notch Road
Mobile, AL 36619

Re: Case #SUB2007-00150
Junior Subdivision
7326 Three Notch Road
(North side of Three Notch Road at Travis Road, and extending North to the West
terminus of Balsawood Drive)
1 Lot / 42.1± Acres

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

At its meeting on July 5, 2007, the Planning Commission considered the above referenced subdivision.

However, it was decided to holdover this application until the August 2nd meeting, with revisions due to the Planning Section of Urban Development by Noon on July 10, for the following reasons:

- 1) revision of the application to be a minimum of a two-lot subdivision, with labels, postage and revised application fees (for the additional lot);
- 2) revision of the plat to depict at minimum two lots, and revision of the plat to depict requested dedication and curb-cut limitations;
- 3) placement of a note on the plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.; and
- 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.

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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: Speaks & Associates Consulting Engineers, Inc.