

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2007

Nikki Mixon
3205 Lloyds Ln.
Mobile, AL 36693

Re: Case #SUB2007-00069
Daniel Dinkins Subdivision
2162 North Demetropolis Road
(West side of North Demetropolis Road, 365'± South of Dinkins Drive).
2 Lots / 1.0± Acre

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

At its meeting on April 19, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat and legal description to exclude the “City of Mobile Easement;”**
- 2) depiction of the 25-foot minimum building setback line;**
- 3) placement of a note on the plat stating that each lot is limited to one curb-cut each onto Demetropolis Road, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; and**
- 5) full compliance with all other municipal codes and ordinances.**

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.

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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: Rowe Surveying & Engineering Co., Inc.
Gloria Dinkins