

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 19, 2009

Larry and Brigitte Emrich
11475 Byrnewood Road East
Theodore, Alabama 36582

Re: Case #SUB2009-00087
Downtown West Subdivision, Unit Six, Resubdivision of Lots 34, 35, 36 & 37,
Resubdivision of Lots 1 & 2, Resubdivision of Lot 1
4344 Downtowner Loop South
(North side of Downtowner Loop South, 340'± East of Downtowner Loop West).
2 Lots / 1.3± Acres

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

At its meeting on June 18, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) retention of the labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information;**
- 2) depiction of at least a 25-foot minimum building setback line along all public rights-of-way;**
- 3) placement of a note on the final plat limiting Lot 1A to the one existing curb cut and limiting Lot 2A to one curb cut with the size, location, and design of all curb cuts to be approved by City of Mobile Traffic Engineering and conform to AASHTO standards;**
- 4) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 5) full compliance with all 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 (1) year, or the Tentative Approval will expire.

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.

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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: Rester and Coleman Engineers, Inc.