

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 20, 2008

Comic Cowboys
P.O. Box 474
Mobile, AL 36601

Re: Case #SUB2008-00127
Joel O. Swanson Cowboy Subdivision
206 & 210 Pillans Street
(North side of Pillans Street, 85'± West of South Conception Street)
1 Lot / 0.3± Acre

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

At its meeting on June 19, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **depiction of the existing structures, if they are to remain, and the labeling or note of the side and rear yard setbacks to ensure that it is a minimum of 0-feet or 5-feet from the property lines;**
- 2) **the placement of a note on the Final Plat stating that the development is limited to two curb-cuts, with the size, design and location to be approved by Traffic Engineering, and to conform with AASHTO standards;**
- 3) **the labeling of the lot with its size in square feet;**
- 4) **completion of the subdivision process prior to applying for permits for new construction; and**
- 5) **depiction of the minimum building front setbacks on the Final Plat.**

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 (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.

Joel O. Swanson Cowboy Subdivision
June 20, 2008
Page 2

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: Clark, Geer, Latham & Associates, Inc.