

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 19, 2010

Labrador Run  
ATTN:Lindsay Walker  
6156 Omni Park Dr.  
Mobile, AL 36609

**Re: Case #SUB2010-00027 (Subdivision)**  
**Labrador Run Subdivision, Addition to Phase One**  
North side of Labrador Trail at the North terminus of Labrador Trail East.  
1 Lot/1.0± Acre

Dear Applicant(s):

At its meeting on March 18, 2010, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:**

- 1) depiction of the lot size in square feet, or provision of a table on the Final Plat with the same information;**
- 2) placement of a note on the Final Plat limiting the lot to one curb-cut, with the size, design, and location of the curb-cut to be approved by Mobile County Engineering;**
- 3) placement of a note on the Final Plat stating that the development will be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater 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;**
- 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) **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.8. of the Subdivision Regulations.**

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](mailto: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: Rester and Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 19, 2010

H&P Limited  
ATTN:Lindsay Walker  
6156 Omni Park Dr.  
Mobile, AL 36609

**Re: Case #ZON2010-00471 (Vacation Request)**  
**Labrador Run Subdivision, Phase One, Lot 1**  
9050 Labrador Trail  
(North side of Labrador Trail at the North terminus of Labrador Trail East).  
Vacation Request to allow 7.5' of a 15' drainage easement to be vacated.

Dear Applicant(s):

At its meeting on March 18, 2010, the Planning Commission considered the above referenced vacation request to allow 7.5' of a 15' drainage easement to be vacated.

**After discussion, the Planning Commission approved the request, subject to the following conditions:**

- 1) correction of the legal description;**
- 2) platting of a 7.5-foot drainage easement along the western property line of Lot 1, Labrador Run Subdivision, Phase One, Addition to as shown on the preliminary plat; and,**
- 3) completion of the Subdivision process for Lot 1, Labrador Run Subdivision, Phase One, Addition to.**

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 & Coleman