

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 5, 2008

Audubon Investments, Inc.
Attn: Rick Twilley
P.O. Box 850669
Mobile, AL 36685

Re: Case #SUB2008-00182
Leighton Place Subdivision, Phase One, Resubdivision
4084 Leighton Court
(West terminus of Leighton Court extending to the Southeast corner of Riviere
Du Chien Road and Leighton Place Drive).
2 Lots / 0.9± Acre

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

At its meeting on September 4, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that Lots 38A and 39A are limited to one curb cut each onto Leighton Court and denied access to Riviere Du Chien Road and Leighton Place Drive with the size, location and design of each curb cut to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **labeling of the 25' minimum building setback line from all street frontages;**
- 3) **labeling of each lot in size in square foot on the final plat; and**
- 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.**

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.

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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.

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: Rester and Coleman Engineers, Inc.