

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 3, 2008

Ronald Coleman, Sr.
7001 Muirfield Court
Mobile, AL 36618

Re: Case #SUB2008-00204
Neese's Addition to Crichton Subdivision, Block G, Resubdivision of Lot 10
2850 Pages Lane
(North side of Pages Lane at the North terminus of Union Avenue).
2 Lots / 0.5± Acres

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

At its meeting on October 2, 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 1 and 2 are limited to one curb cut each onto Pages Lane with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **demolition of the residential structure located on Lot 1 (with all proper permits) prior to signing of the final plat;**
- 3) **labeling of each lot with its size in square feet;**
- 4) **revision of the final plat to reflect Engineering Comments;**
- 5) **placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies is required for wetland and floodplain issues, if any, prior to the issuance of any permits or land disturbance activities; and**
- 6) **placement of a note on the plat stating that the site must be developed 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: Wattier Surveying, Inc.