

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 25, 2008

Judy E. Boyd
801 Schaub Avenue
Mobile, AL 36609

Re: Case #SUB2008-00147
Pinehurst Subdivision, Resubdivision of Block 24, Resubdivision of Lots 1 & 18
800 Louise Avenue and 801 Schaub Avenue
(South side of Howard Street [vacated public right-of-way], extending from Louise Avenue to Schaub Avenue).
2 Lots / 0.4± Acre

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

At its meeting on July 24, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of 5' of the "new portion" of Lot 1 along Louise Drive;**
- 2) **placement of a note on the plat stating that lot 1 is limited to one curb cut onto Louise Drive, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **placement of a note on the final plat stating that lot 18 is limited to one curb cut onto Schaub Avenue with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 4) **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: Patrick Land Surveying
Cora L. Boyd