

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 6, 2009

Robert & Eleanor Broadnax
5340 Natchez Hwy
Wilmer, AL 36587

Re: Case #SUB2009-00159
Tisdale Subdivision of the Fisher Tract, Square 25, Resubdivision of Lots 12 & 13

604 and 606 Good Pay Street
(East side of Good Pay Street, 120'± North of Pecan Street).
2 Lots / 0.2± Acre

Dear Applicant(s):

At its meeting on November 5, 2009, the Planning Commission waived Section V.D.2. of the Subdivision Regulations and tentatively approved the above referenced application, subject to the following conditions:

- 1) **illustration of a 30' minimum building setback line as measured for the existing right-of-way line along Good Pay Street;**
- 2) **placement of a note on the final plat stating that each lot is limited to one curb cut to Good Pay Street, 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 1 is denied direct access to the alley until such time that it is developed to a 20' right-of-way;**
- 4) **labeling of each lot with its size in square feet, or the provision of a table on the plat furnishing the same information;**
- 5) **approval of the proposed 2' Side Yard Setback Variance for each lot by the Board of Zoning Adjustment;**
- 6) **placement of a note on the final plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 7) **subject to the Engineering Comments: *(Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit).***

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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.

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: Wattier Surveying, Inc.