

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 22, 2007

Lee Lovitte, Sr.
7941 Suzanne Way
Mobile, AL 36695

Re: Case #SUB2007-00140
Faith Center Subdivision
North side of Zeigler Boulevard, 170'± East of Tanner Williams Road.
2 Lots / 1.7± Acres

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

At its meeting on June 21, 2007, 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 with the size, location and design to be approved by the Mobile County Engineering Department;**
- 2) depiction of the 25' minimum building setback line along Zeigler Boulevard;**
- 3) 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.7. of the Subdivision Regulations;**
- 4) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities 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 facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering; and**
- 5) revision of the plat to label each lot with its size in square feet, or provision of a table on the plat depicting the same information.**

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 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: Don Hembree