

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 4, 2008

Moon Bay Properties, LLC
Attn: Dorothy Small
4179 Blue Heron Ridge
Mobile, AL 36693

Re: Case #SUB2008-00054
Rich Hill Subdivision
2969 Longleaf Drive
(East side of Longleaf Drive, 130'± North of Wentworth Court).
2 Lots / 0.8± Acre

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

At its meeting on April 3, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) depiction and labeling of the 25' minimum building setback line as shown on the preliminary plat;**
- 2) labeling of each lot with its size in square feet, or provision of a table on the plat depicting the same information;**
- 3) placement of a note on the final plat stating that each lot is limited to one curb cut, with the size, design, and location 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.

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.

Rich Hill Subdivision
April 4, 2008
Page 2

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: Rester and Coleman Engineers, Inc.