

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 17, 2009

First Baptist Church of Carver Homes
664 Whitney Street
Mobile, AL 36617

Re: Case #SUB2009-00102
Carver Homes Subdivision, Addition to, Resubdivision of Lots 10 & 12
659 Whitney Street
(North side of Whitney Street, 100' ± East of Moton Street).
1 Lot / 0.3± Acre

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

At its meeting on July 16, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that the subdivision is limited to one curb cut to Whitney Street, with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards;**
- 2) **the depiction on the Final Plat of the minimum 25' front setback line along Whitney Street;**
- 3) **labeling of the lot with its size in square feet, or the provision of a table on the Final Plat with the same information;**
- 4) **the applicant receive the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities; and**
- 5) **placement of a note on the Final 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 (1) 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

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Byrd Surveying, Inc.