

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 4, 2009

Corinne W. Graddick
2173 Venetia Rd.
Mobile, AL 36605

Re: Case #SUB2009-00167
Corinne Whiting Place
2173 Venetia Road
(South side of Venetia Road, ¼ mile± West of Point Legere Road).
3 Lots / 5.0± Acres

Dear Applicant(s):

At its meeting on December 3, 2009, the Planning Commission waived Sections V.D.1 and V.D.3 of the Subdivision Regulations and tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) placement of a note on the final plat stating that Lot 3 is limited to one curb cut, while Lots 1 and 2 are limited to one shared curb cut to Venetia Road, with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards;
- 2) labeling of each lot with its size in square feet, or the provision of a table on the final plat with the same information;
- 3) revision of the minimum building setback line on Lot 1 to provide at least 25' from where the "pole" intersects the "flag" portion of the lot;
- 4) placement of a note on the final plat stating that no future subdivision of Lot 1 is allowed until additional adequate frontage on a public street is provided;
- 5) demolition of the existing structure prior to signing the final plat;
- 6) the applicant receive the approval of all applicable federal, state, and local environmental agencies prior to the issuance of any permits or land disturbance activities;
- 7) 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; and
- 8) compliance with Engineering comments: *"Label each lot showing the required minimum finished floor elevation (MFFE). The site is located in the AE Flood Zone; add a note to the plat stating that there is to be no fill brought*

onto the property without the approval of the City Engineer. Must comply with all other stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit."

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: Byrd Surveying, Inc.