

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 8, 2010

Entrust Administration of the Southeast
FBO Frank Michael Dees IRA by Michael Dees
2663 Valleydale Rd.
Birmingham, AL 35244

Re: Case #SUB2010-00103
Del Ray Place Subdivision, Second Unit
2719 Moot Avenue
(South side of Moot Avenue, 485'± West of Mcrae Avenue).
4 Lot / 7.5± Acre

Dear Applicant(s):

At its meeting on October 7, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the application was modified and tentatively approved as a one lot subdivision, with the remaining property to be shown as future development, subject to the following conditions:

- 1) placement of a note on the final plat stating that Lot 1 is limited to one curb cut, size, location and design to be approved by Traffic Engineering;**
- 2) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 3) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities;**
- 4) labeling of the lot size in square feet; and**
- 5) illustration of the required 25' setback line.**

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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: Byrd Surveying