

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 6, 2009

Barbara Jo Hogan
2117 Hillwood Drive West
Mobile, Alabama 36605

Re: Case #SUB2009-00092
Hogan-Gunter Subdivision
2117 Hillwood Drive West
(East side of Hillwood Drive West, 410'± North of Ellen Drive, extending to the
West side of Barron Place, 550'± South of Old Military Road).
2 Lots / 0.9± Acre

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

At its meeting on July 2, 2009, the Planning Commission waived Section V.D.1. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that each lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **illustration of the 25' minimum building setback line along both street frontages;**
- 3) **labeling of each lot with its size in square feet and acres, or the furnishing of a table on the final plat providing the same information;**
- 4) **placement of a note on the final plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 5) **subject to the Engineering Comments: *(Must comply with all storm water 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.

Hogan-Gunter Subdivision

July 6, 2009

Page 2

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

Foy Gunter