

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 18, 2007

John R. Parker
8271 Pinebough Ave
Mobile, AL 36695

Re: Case #SUB2007-00094
Parkers Place Subdivision
8971 & 8291 Pinebough Avenue
(South side of Pinebough Avenue, 175'± East of Leroy Stevens Road).
2 Lots / 0.7± Acre

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

At its meeting on May 17, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;**
- 2) the placement of a note on the final plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits and Certification to be submitted to the Planning Section of Urban Development and County Engineering ; and**
- 3) the placement of the 25-foot minimum building setback line on the Final Plat.**

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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 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.

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: Marshall A. McLeod, PLS, LLC
Candice L. Griffin