

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 19, 2010

Cordell Clay Jackson
432 Ridgecrest Ct.
Mobile, AL 36609

Re: Case #SUB2010-00009
Jackson Heights Subdivision, Unit 5, Resubdivision of Lots 1 & 2,
Resubdivision of Lot 8
430 & 432 Ridge Crest Court
(South terminus of Ridge Crest Court).
2 Lot / 1.5± Acre

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

At its meeting on February 18, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Sections V.D.3. and V.B.14. of the Subdivision Regulations, and Tentatively Approved the request, subject to the following conditions:

- 1) placement of a note on the final plat stating that each lot is limited to its existing curb-cuts (1 each), with the size, design, and location of any changes to the curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) revision of the minimum building setback line to be located a minimum of 25-feet from the right-of-way, and where the lots are at least 60 feet in width, to comply with the requirements of Sections V.D.2. and V.D.9. of the Subdivision Regulations;**
- 3) labeling of each lot with its size in square feet, as shown on the preliminary plat;**
- 4) Compliance with revised Engineering comments *“Any increase in impervious area, will require full compliance with the storm water ordinance on the lots being re-subdivided. Need to label plat to show Minimum FFE for Lot 2. Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet since 1984 will require detention. Any work performed in the right-of-way will require a right-of-way permit”*;**
- 5) placement of a note on the plat stating that approval of all applicable federal, state, and local agencies regarding floodplain and wetland issues is required prior to the issuance of any permits or land disturbance activities;**

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- 6) placement of a note on the plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species prior to the issuance of any permits or land disturbance activities; and,
- 7) full compliance with all other municipal codes and ordinances.

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: Marshall A. McLeod