

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 5, 2009

Dianne Lee
5597 Hwy 90 W.
Theodore, Alabama 36582

Re: Case #SUB2009-00075
Atchison Estate Highway 90 West Subdivision
5989 U. S. Highway 90 West
(South side of U. S. Highway 90 West, 4/10 mile South of Swedetown Road).
1 Lot / 1.6± Acre

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

At its meeting on June 4, 2009, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the July 2, 2009 meeting, with revisions due by June 8, 2009, to address the following:

- 1) **illustration of sufficient setback to provide 125' and the 25-foot minimum building setback from the centerline of U.S. Highway 90 West;**
- 2) **placement of a note on the final plat stating that Lot 1 is limited to the existing curb cut to U.S. Highway 90 West, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;**
- 3) **revision of the plat to label the lot with its size in square feet and acreage, or the furnishing of a table on the plat providing the same information;**
- 4) **placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 5) **either inclusion of the child parcel (R023802091000012.001) or documentation that the parceling of this child parcel from the parent parcel was created prior to this area coming under the Subdivision Regulations in June 1984, according to Mobile County Revenue Commission records.**

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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: Polysurveying Engineering- Land Surveying