

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 20, 2007

Ernest Powell
P.O. Box 1822
Semmes, AL 36575

Re: Case #SUB2007-00163
Ernest & Robin Place
North side of Harvest Boulevard South, 145'± East of Pamona Parkway.
1 Lot / 0.5± Acre

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

At its meeting on July 19, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication sufficient to provide 30 feet from the centerline of Harvest Boulevard South;**
- 2) revision of the 25-foot minimum building setback depending upon any dedication required;**
- 3) provision of a note on the final plat stating that the site is limited to one curb cut, with the size, design, and location of the curb cut to be approved by Mobile County Engineering;**
- 4) labeling of each lot with the size, in square feet, or provision of a table with the same information;**
- 5) provision of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and**
- 6) provision of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.**

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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: Kenneth L. Thompson