

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 6, 2008

Keith Shackleford and Michael maxie
1813 Larkwood Drive
Mobile, AL 36618

Re: Case #SUB2008-00114
Northview Subdivision, Resubdivision of Lot 21
1813 Larkwood Drive
(West side of Larkwood Drive at its North terminus, extending to the East side of
Harris Road, at its North terminus).
2 Lots / 0.4± Acre

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

At its meeting on June 5, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the existing residence and any accessory structures on the proposed Lot 2, if it is to remain, and the labeling of the front and side yard setbacks to ensure that it is a minimum of 25-feet and 8-feet from the Larkwood Drive and the common rear lot boundary with Lot 1, and the maintaining of the minimum required lot sizes for Lots 1 and 2;
- 2) placement of a note on the final plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering, and to conform with AASHTO standards;
- 3) Compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit.*);
- 4) 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, if any, prior to the issuance of any permits or land disturbance activities;
- 5) the labeling of the lots with their size in square feet; and

6) completion of the subdivision process prior to applying for permits for new construction.*impervious area added since 1984 in excess of 4,000 square feet. 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 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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Polysurveying Engineering-Land Surveying