

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 7, 2007

Lee Lovitte, Sr.
7941 Suzanne Way
Mobile, AL 36695

Re: Case #SUB2007-00275
Mertz Court Subdivision, Resubdivision of a Part of Lot 3
2708 Moot Avenue
(North side of Moot Avenue, 255'± West of McRae Avenue, extending to the
South side of Thompson Drive South).
3 Lots / 0.6± Acre

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

At its meeting on December 6, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to South Thompson Drive, and Lot 3 is limited to one curb to Moot Avenue, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 2) subject to engineering comments: *(It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. 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.

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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: Jack Lowery and Gloria Wilson