

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 21, 2008

Steven Clay Osborne, Jr.
Debra Bowen
951 Wildwood Avenue
Mobile, AL 36609

Re: Case #SUB2008-00065
Ellsworth Heights Subdivision, Resubdivision of Lots B & C
951 Wildwood Avenue
(East side of Wildwood Avenue at the East terminus of Hofner Street [unopened
public right-of-way]).
2 Lots / 0.3± Acre

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

At its meeting on April 17, 2008, the Planning Commission, with a waiver of section V.D.2 of the Subdivision Regulations, approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the plat stating that Lots B and C are limited to one curb cut each, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **labeling of each lot with its size in square feet on the final plat; and,**
- 3) **placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

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

Mr. William DeMouy, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Byrd Surveying, Inc.