

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 16, 2007

Kendall Gunn  
2804 Springhill Avenue  
Mobile, AL 36607

**Re: Case #SUB2007-00272  
Joseph White Subdivision**

West side of Wellington Street, 345'± North of Mobile Street, extending to the  
East side of Jessie Street.  
2 Lots / 0.4± Acre

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

At its meeting on November 15, 2007, the Planning Commission waived Section V.D.2. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) the depiction of the 25' minimum building setback line along Wellington Street and Jessie Street;
- 2) placement of a note on the final plat stating that each lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) labeling of each lot with its size in square feet, or the provision of a table on the plat depicting the same information;
- 4) subject to the 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.)*; and
- 5) full compliance with all municipal codes and ordinances.

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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](mailto: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: Polysurveying Engineering – Land Surveying  
Joseph White