

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 7, 2008

Little Sisters of the Poor Home for the Aged, Inc.  
1655 McGill Avenue  
Mobile, AL 36604

**Re: Case #SUB2008-00033**  
**Little Sisters of the Poor Subdivision**  
1655 McGill Avenue  
(Block bounded by McGill Avenue, South Monterey Street, Conti Street, and  
Hannon Avenue).  
1 Lot / 11.3± Acres

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

At its meeting on March 6, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **compliance with 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.*);**
- 2) **dedication of sufficient right-of-way to provide 25-feet from the centerline of Conti Street;**
- 3) **the placement of a note on the Final Plat allowing the existing (seven) curb cuts to the development;**
- 4) **the placement of a note on the Final Plat stating if there is a change in circulation of the development the size, location and design of any new curb cuts and are to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 5) **the labeling of the lot with its size in square feet.**

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.

**Little Sisters of the Poor Subdivision**  
**March 7, 2008**  
**Page 2**

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: Rester and Coleman Engineers, Inc.