

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 19, 2007

Margaret M. Sullivan  
c/o Hugh O'Neill & John Mostellar, as co-personal representatives  
P.O. Box 2088  
Mobile, AL 36652

**Re: Case #SUB2007-00252**  
**GUCOM Lodge Subdivision**  
2069 Point Legere Road  
(West side of Point Legere Road, 275'± South of Venetia Road).  
2 Lots / 5.0± Acres

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

At its meeting on October 18, 2007, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) labeling of the lot with its size in square feet, or the provision of a table on the final plat with the same information;
- 2) dedication of 30 feet from the centerline of Point Legere Road, compliant with Section V.B.14. of the Subdivision Regulations;
- 3) placement of a note on the final plat stating that the site is limited to two curb cuts, with the size, location, and design to be approved by Traffic Engineering, and conform to AASHTO standards; and
- 4) subject to the Engineering Comments (*Show minimum finished floor elevation on each lot. 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](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.