

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 21, 2008

Kimberly Knowels
1111 E, I-65 Service Rd., Ste. A-8
Mobile, AL 36606

Re: Case #SUB2008-00074
Christopher Nigzhel Place Subdivision
North side of Gill Road, 380'± East of Center Road.
3 Lots / 2.3± Acres

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

At its meeting on April 17, 2008, the Planning Commission, with a waiver of Section V.D.3. of the Subdivision Regulations, the application is recommended for approval, subject to the following conditions:

- 1) Placement of a note on the plat stating that each lot is limited to one (1) curb-cut each, with the size, design and location of all curb-cuts are to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) Depiction and labeling of the 25-foot minimum building setback line, as required by Section V.D.9.;**
- 3) Placement of a note on the plat stating that no additional subdivision of the lots shall occur until additional frontage on a public street is provided;**
- 4) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and,**
- 5) The labeling of the lots with their 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.

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: Rowe Surveying & Engineering Co., Inc.