

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 4, 2008

Patrick W. Huff  
6451 Maurice Poiroux Road  
Theodore, AL 36582

**Re: Case #SUB2007-00308**  
**Huff Family Division Subdivision**  
6451 Maurice Poiroux Road  
(East side of Maurice Poiroux Road, 990'  $\pm$  South of Leytham Road).  
3 Lots / 10.0 $\pm$  Acres

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

At its meeting on January 3, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that no future subdivision of Lots 2 and 3 will be allowed unless adequate frontage on a public street is provided;**
- 2) **placement of a note on the final plat stating that each lot 1 is limited to two existing curb cuts and Lots 2 and 3 share one curb cut to Maurice Poiroux Road, with the size, location, and design to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 3) **labeling of the lots with their sizes in square feet (in addition to acreage), or the provision of a table on the plat with the same information;**
- 4) **placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and**
- 5) **submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.**

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: Polysurveying Engineering – Land Surveying