

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 7, 2007

Tinh Nguyen and Doug Vu
c/o 6300 Piccadilly Square Drive
Mobile, AL 36609

Re: Case #SUB2007-00294 (Subdivision)
Heron Lakes Subdivision, Phase One, Resubdivision of Lot 70
4106 Yellow Heron Lane
(West side of Yellow Heron Lane, 125'± South of Heron Lakes Circle).
1 Lot / 0.3± Acre

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

At its meeting on December 6, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) submission of documentation that the existing storm water facilities are adequate to handle the increased site coverage (including all previously approved increases), to be approved by City Engineering Department prior to signing of the final plat;**
- 2) labeling of the plat to indicate the lot size in square feet or the provision of a table on the plat furnishing the same information; and**
- 3) the placement of a note on the final plat stating that the site is allowed 38% maximum site coverage.**

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.

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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: M. Don Williams Engineering

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 7, 2007

Tinh Nguyen and Doug Vu
c/o 6300 Piccadilly Square Drive
Mobile, AL 36609

Re: Case #ZON2007-02711 (Planned Unit Development)
Heron Lakes Subdivision, Phase One, Resubdivision of Lot 70
4106 Yellow Heron Lane
(West side of Yellow Heron Lane, 125'± South of Heron Lakes Circle).
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow a reduced rear yard setback and 38% site coverage.

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

At its meeting on December 6, 2007, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow a reduced rear yard setback and 38% site coverage.

After discussion, it was decided to approve this plan subject to the following condition:

- 1) submission of documentation that the existing storm water facilities are adequate to handle the increased site coverage (including all previously approved increases), to be approved by City Engineering Department prior to signing of the final plat.**

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