

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 19, 2004

Audubon Cove, Inc.  
601 South Palafox  
Pensacola, FL 32503

**Re: Case #SUB2004-00007**

**Audubon Cove Subdivision**

Southwest corner of Higgins Road and Audubon Drive, extending South and West to the Southern terminus of Clemson Drive, and to the Northeast corner of Cole Drive and Audubon Drive.

80 Lots / 58.2± Acres

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

At its meeting on March 18, 2004, the Planning Commission waived Section V.C.1., of the Subdivision Regulations, and approved the above referenced subdivision subject to the following conditions:

- (1) the approval of all applicable federal, state and local agencies;
- (2) that the use of the common areas be labeled on the final plat, with a note stating that the maintenance thereof is the responsibility of the property owners;
- (3) the provision of traffic calming along the new street to be coordinated with and approved by both Urban Development staff and Traffic Engineering; and
- (4) full compliance with the City Engineering Comments (must comply with all stormwater and flood control ordinances; any work performed in the right of way will require a right of way permit; developer must provide an approved outfall into a City of Mobile maintained system at any point of discharge where one does not exist; this development contains one or more points of discharge where an acceptable outfall does not exist, thus, the developer will be required to provide outfall approved by the City Engineer).

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 [henley@cityofmobile.org](mailto:henley@cityofmobile.org).

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Victor McSwain, Secretary

By: /s/ Margaret Pappas, Planner II

cc: Rester and Coleman Engineers, Inc.  
Amy Ellis Stevenson