

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 20, 2006

Made You Look Properties, LLC
5708 Foxfire Lane
Mobile, AL 36618

Re: Case #SUB2005-00274
Bonneau Estates Subdivision, Resubdivision of Lot 2
4987 Audubon Drive
(East side of Audubon Drive, 550'+ North of Audubon Drive East).
2 Lots / 1.1± Acres

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

At its meeting on January 19, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the final plat stating that Lots 2-A and 2-B are to share one curb cut;
- 2) the approval of all applicable federal, state and local agencies prior to the issuance of any permits;
- 3) the placement of a note on the final plat stating that the 25-foot minimum building setback line is located where the lots are at least 60-feet wide;
- 4) full compliance with Engineering Department comments (*Final plat to specify required minimum finished floor elevations on each lot. Development must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit*); and
- 5) full compliance with Fire Department comments (*Fire hydrants shall be within 400 feet of all portions of buildings on property. Homes over 3600 square feet may require more than one hydrant*).

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 marti.watson@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: _____
Margaret Pappas, Deputy Director of Permitting and Development

cc: Byrd Surveying, Inc.