

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 21, 2006

Volkert & Associates, Inc.
3809 Moffett Rd.
Mobile, AL 36618

Re: Case #SUB2006-00136
Keith King Properties Subdivision
3809 Moffett Road
(South side of Moffett Road, 525' ± East of Moffett Court).
1 Lot / 6.2± Acres

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

At its meeting on July 20, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **compliance with Engineering comments (If public water crosses the property a drainage easement will be required. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.);**
- 2) **the placement of a note on the final plat stating that the site is limited to the existing curb cuts, but that redevelopment of the site will be limited to one curb cut, with size, location, and design to be approved by Traffic Engineering and ALDOT; and**
- 3) **the depiction of the 25-foot building setback lines on the final plat.**

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.

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: Volkert & Associates, Inc.
Keith King, Inc.