

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 21, 2005

Tam Nguyen
5180 Freeway Dr.
Mobile, AL 36619

Re: Case #SUB2004-00267 (Subdivision)
La Louisiana Plantation 2 Subdivision, Resubdivision of
2400 Airport Boulevard (North side of Airport Boulevard, extending from
Pinehill Drive to Mount Island Drive East).
1 Lot / 1.0+ Acre

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

At its meeting on January 20 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of the necessary right-of-way to provide 50-feet from the centerline of Airport Boulevard, a planned major street;**
- 2) **dedication of the necessary right-of-way to provide 25-feet from the centerline of Pinehill Drive;**
- 3) **placement of a note on the final plat stating that access to Pinehill Drive and Mount Island Drive East is denied, and that the site is limited to one curb cut to Airport Boulevard, with the location and design to be approved by Traffic Engineering;**
- 4) **provision of a 6' privacy fence in compliance with Section V.A.7, along the West and North property lines; and**
- 5) **full compliance with the City Engineering Comments (the provision of storm water detention for all impervious surfaces when site is redeveloped, compliance with all stormwater and flood control ordinances, any work performed in the right of way will require a right of way permit).**

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.

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/ Richard Olsen, Planner II

cc: Speaks & Associates Consulting Engineers, Inc.