

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 3, 2006

Frank Kelly  
1080 Dawes Rd.  
Mobile, AL 36695

**Re: Case #SUB2006-00234**

**Nolfe Subdivision**

West side of Johnson Road West, 1 mile± North of Cowart Road.  
3 Lots / 7.7± Acres

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

At its meeting on November 2, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of note on final plat stating that prior to issuance of any permits, a letter will be provided from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances,**
- 2) that the site receive all applicable federal, State, and local approvals prior to the issuance of permits;**
- 3) the provision of contour data as required by the Subdivision Regulations, on a supplemental sheet;**
- 4) placement of a note on the plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and**
- 5) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information.**

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](mailto: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: Polysurveying Engineering - Land Surveying