

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 9, 2004

David Norstedt
5033 Cottage Hill Rd.
Mobile, AL 36609

Re: Case #SUB2003-00310 (Subdivision)

Norstedt Subdivision

1450 South University Boulevard (West side of University Boulevard, 615'±
North of Zack Logan Avenue North, extending to the East side of Logan Avenue.
1 Lot / 1.1± Acres

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

At its meeting on January 8, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **provision of the required 10' buffer strip along the South property line, and a 6' wooden privacy fence along the South and East property lines – where the site abuts residentially zoned properties;**
- 2) **completion of the vacation process for the portion of Logan Avenue that abuts this site;**
- 3) **placement of a note on the final plat stating that access to Logan Avenue is denied; and**
- 4) **placement of a note on the final plat stating that the 60" Live Oak on the East side of the property (University Boulevard Service Road) is to be given preservation status (Any work around, including trimming or removal of this tree, requires approval from the Mobile Planning Commission.), all work under the canopy is to be permitted and coordinated with Urban Forestry.**

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: Rester and Coleman Engineers, Inc.