

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 19, 2005

Ashley Dunn
4024 Perch Point Drive
Mobile, AL 36605

Re: Case #SUB2005-00164
Perch Bend Subdivision
4020 and 4024 Perch Point Drive
(West side of Perch Point Drive, 530'± South of Staples Road, extending to the
Southwest corner of Perch Point Drive and Staples Road).
3 Lots / 5.3± Acres

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

At its meeting on August 18, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **Compliance with City Engineering Comments: (Flood delineated on plat as required. In addition, a minimum finished floor elevation must be specified on the plat (on the specific lot) for any lot that is affected by the x-shaded and AE flood zone. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit;**
- 2) **the approval of all applicable federal, state and local agencies prior to the issuance of any permits; and 3) the placement of the 25-foot minimum 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.

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 olsen@cityofmobile.org.

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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: _____
Richard Olsen, Deputy Director of Planning

cc: Erdman Surveying LLC