

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 5, 2007

Paul F. Persons, Jr.
4474 Halls Mill Rd.
Mobile, AL 36693

Re: Case #ZON2006-02615 (Planned Unit Development)
Persons-Wilkins Subdivision
South side of Blue Heron Ridge, 660' \pm East of Skywood Drive.

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

At its meeting on January 4, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow reduced side yard setbacks in a single-family residential subdivision.

After discussion it was decided to approve this plan subject to the following conditions:

- 1) revision of the PUD site plan to clearly state 35% maximum site coverage for each lot;**
- 2) labeling of each lot with its size in square feet;**
- 3) provision of a revised PUD site plan prior to the signing of the final plat;**
- 4) completion of the Subdivision process; and**
- 5) full compliance with all other municipal codes and ordinances.**

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: Daniel L. Wilkins

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 5, 2007

Paul F. Persons, Jr.
4474 Halls Mill Rd.
Mobile, AL 36693

Re: Case #SUB2006-00288 (Subdivision)
Persons-Wilkins Subdivision
South side of Blue Heron Ridge, 660' \pm East of Skywood Drive.
2 Lots / 0.5 \pm Acre

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

At its meeting on January 4, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to clearly state 35% maximum site coverage for each lot, per the approved PUD;**
- 2) labeling of each lot with its size in square feet;**
- 3) provision of a revised PUD site plan prior to the signing of the final plat;**
- and**
- 4) full compliance with all other municipal codes and ordinances.**

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 travisz@cityofmobile.org.

Persons-Wilkins Subdivision
January 5, 2007
Page 2

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: Rester and Coleman Engineers, Inc.
Daniel L. Wilkins