

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 6, 2006

Don Harvey Booker
7420 Helton Rd.
Theodore, AL 36582

Re: Case #SUB2006-00215
Scheurer Estates Subdivision
7420 Helton Road
(Northwest corner of Helton Road and an unopened, unnamed public right-of-way, 225'± West of Hillview Road).
2 Lots / 6.5± Acres

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

At its meeting on October 5, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that access is denied to Lot 1 from the unimproved substandard right-of-way; and**
- 2) **the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and**
- 3) **provision of a certification letter 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, prior to the signing and recording of 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 travisz@cityofmobile.org.

Scheurer Estates Subdivision
October 6, 2006
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: Erdman Surveying LLC