

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 4, 2004

Philaine Combs  
2101 Grider Avenue  
Mobile, AL 36609

**Re: Case #SUB2004-00117  
Sullivans Subdivision**

Northwest corner of South University Boulevard and Brookfield Drive North.  
4 Lots / 1.1± Acres - Council District 4

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

At its meeting on June 3, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet) from the centerline of University Boulevard;
- (2) the placement of a note on the final plat stating that Lots 3 and 4 are limited to one curb cut each to University Boulevard, with the size, location and design to be approved by Traffic Engineering;
- (3) the placement of a note on the final plat stating that Lot 1 is denied direct access to University Boulevard; and
- (4) any work on or under the 36" Live Oaks located on Lots 1 and 2 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.

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](mailto:henley@cityofmobile.org).

**Philaine Combs (Case #SUB2004-00117)**

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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, Planner II

cc: Rowe Surveying & Engineering Co., Inc.