

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 16, 2010

Roger J. Geil, Sr.
4121 Woodhill Dr.
Mobile, AL 36608

Re: Case #SUB2010-00040
Sunset Hill Subdivision, Resubdivision of Lot 13 Block C
4603 Sunset Drive North
(Southwest corner of Sunset Drive North and April Street).
2 Lot / 0.5± Acre

Dear Applicant(s):

At its meeting on April 15, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) submittal of the approval letter from MAWSS certifying the availability of additional service prior to the signing of the Final Plat;**
- 2) demolition or removal of the structures with appropriate permits prior to the signing of the Final Plat;**
- 3) placement of a note on the Final Plat stating that each lot is limited to one curb-cut with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) retention of labeling of the size of the lots, in square feet, or provision of a table on the plat with the same information;**
- 5) retention of the 25' minimum building setback line along all public rights-of-way;**
- 6) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 7) dedication sufficient to comply with Section V.B.16 of the Subdivision Regulations regarding curb radii;**

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- 8) **compliance with Engineering comments: *Must comply with all stormwater and flood control ordinances. Must provide detention for any increase in impervious area to the site since 1984. Any work performed in the right-of-way will require a right-of-way permit; and,***
- 9) **full compliance with all 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 (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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.

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: Polysurveying of Mobile, Inc.