

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 17, 2009

James McKeever  
P.O. Box 501217  
Mobile, Alabama 36605

**Re: Case #SUB2009-00100**  
**McKeever Place Subdivision**  
2717 Riverside Drive  
(South side of Riverside Drive, 110'± East of Valley Road).  
1 Lot / 0.4± Acre

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

At its meeting on July 16, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that the lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **illustration of the 25' minimum building setback line along Riverside Drive;**
- 3) **labeling of the lot with its size in square feet and acres, or the furnishing of a table on the final plat providing the same information;**
- 4) **placement of a note on the Final Plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 5) **subject to the Engineering Comments: (Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Must provide detention for any impervious area added in excess of 4,000 square feet).**

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.

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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](mailto: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: Baskerville Donovan Inc.