

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 20, 2009

Roy Thistlewaite  
3271 Howells Ferry Road  
Mobile, Alabama 36618

**Re: Case #SUB2009-00005**  
**Thistlewaite Place Subdivision**  
6271 Howells Ferry Road  
(South side of Howells Ferry Road, extending from Tew Drive to Thistlewaite Drive).  
4 Lots / 2.3± Acres

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

At its meeting on February 19, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way, for both Thistlewaite and Tew Drives, to provide a minimum 30' as measured from the centerline of each street;**
- 2) **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;**
- 3) **placement of a note on the final plat stating that Lots 2 and 4 are denied direct access to Howells Ferry Road;**
- 4) **provision of adequate radii, in compliance with Section V.B.16. of the Subdivision Regulations, where Howells Ferry Road intersects both Thistlewaite and Tew Drives; and**
- 5) **placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

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.

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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: Gerald A. Smith