

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 5, 2008

Cooler Times, LLC
c/o Justin L. Goldman
7431 Johnson Court
Mobile, AL 36695

Re: Case #SUB2008-00163
Edgewood Park Subdivision, Block B, Resubdivision of Lot 2
2218 Dauphin Island Parkway
(Northwest corner of Dauphin Island Parkway and Ellen Drive).
1 Lot / 0.3± Acre

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

At its meeting on September 4, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that Lot A is limited to two (2) curb cuts onto Dauphin Island Parkway and denied access to Ellen Drive with the size, location and design of the curb cut to be approved by City Engineering and ALDOT, and conform to AASHTO standards;**
- 2) depiction of the 25' minimum building setback line from all street frontages;**
- 3) placement of a note stating that development of the site must be undertaken 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.

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.

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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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.
Prince Realty Company