

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 18, 2006

Commonwealth National Bank
2214 St. Stephens Rd.
Mobile, AL 36617

Re: Case #SUB2006-00166
Commonwealth National Bank Subdivision
2214 St. Stephens Road
(East side of St. Stephens Road, 460'± North of the East terminus of Allison Street, extending to the West side of Dr. Martin Luther King, Jr. Avenue, 60'± South of the East terminus of Osage Street).
1 Lot / 1.4± Acres

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

At its meeting on August 17, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 50 feet from the centerline of St. Stephens Road;**
- 2) adjustment of the 25-foot building setback line to reflect the dedication;**
- 3) the placement of a note on the final plat stating that future redevelopment of the site is limited to a single curb cut to each street with the size, location and design to be approved by Traffic Engineering and to conform to AASHTO standards; and**
- 4) compliance with Urban Forestry comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Mobile Tree Commission Permit is required before removing trees from existing city right of way.*).**

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 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: Marshall A. McLeod, P.L.S., L.L.C