

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 4, 2008

Magnolia Properties, LLP
1550 S. University Blvd.
Mobile, AL 36609

Re: Case #SUB2008-00030 (Subdivision)
Magnolia Business Park Subdivision
1550 South University Boulevard
(Northwest corner of South University Boulevard and Aurelia Street).
2 Lots / 1.2± Acres

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

At its meeting on April 3, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of a minimum 50' from the centerline of University Boulevard;**
- 2) placement of a note on the final plat stating that the subdivision is limited to one curb cut to University Boulevard, 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 the development of Lot 2 will require a Planned Unit Development application for shared access;**
- 4) labeling of the lots with their sizes in square feet, or the provision of a table on the plat with the same information;**
- 5) depiction of a minimum 25' building setback line along University Boulevard and Aurelia Street; and**
- 6) placement of a note on the Final Plat 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.

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.

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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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.