

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 22, 2007

Azalea L.L.C.
c/o Mark Davis, Managing Member
207 Tanner Williams Court #E
Mobile, AL 36608

Re: Case #SUB2007-00134
Azalea Park Subdivision
9486 Nursery Road
(North side of Nursery Road, extending North to the South terminus of Azalea
Park Court).
2 Lots / 22.7± Acres

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

At its meeting on June 21, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback each lot at all street frontages per Section V.D.9 of the Subdivision Regulations;
- 2) provision of a note on the final plat stating that Lot 2 is limited to one curb cut onto Azalea Park Court, with the size, location, and design to be coordinated with the Mobile County Engineering Department, and Lot 1 is limited to one curb cut onto Nursery Road, with the size, location, and design to be coordinated with the Mobile County Engineering Department;
- 3) provision of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;
- 4) provision of a note should be placed on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; and
- 5) labeling of each lot in square feet, or provision of a table with the same information.

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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.

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: Speaks & Associates Consulting Engineers, Inc.