

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 20, 2007

Marianna Mobile, LLC  
P.O. Box 1565  
Lawrenceville, GA 30046

**Re: Case #SUB2007-00154**  
**Broad-Elmira Subdivision**  
412 South Broad Street  
(Northwest corner of Broad Street and Elmira Street).  
2 Lots / 0.9± Acre

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

At its meeting on July 19, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of sufficient radius along the intersection of South Broad Street and Elmira Street to be approved by City Engineering;**
- 2) the placement of a note on the Final Plat stating that Lot 1 is allowed one curb cut onto Elmira Street and two curb cuts to South Broad Street, with the size, design and location to be approved by Traffic Engineering;**
- 3) the placement of the 25-foot minimum setback line along Broad Street and 20-foot minimum building setback line on Elmira Street on the Final Plat.**

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](mailto: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.  
South Central Conference Association of the 7<sup>th</sup> Day Adventists Inc.