

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 8, 2010

Waffle House, Inc.
5986 Financial Drive
Norcross, GA 30071
ATTN: Russell Holland

Re: Case #SUB2010-00108
Waffle House Subdivision
1851 Government Street
(Southwest corner of Government Street and Ellis Avenue).
1 Lot / 0.6± Acre

Dear Applicant(s):

At its meeting on October 7, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.9. along the Ellis Avenue frontage only, and tentatively approved the request, subject to the following conditions:

- 1) modification of the name of the subdivision to comply with Section V.D.9. of the Subdivision Regulations;**
- 2) retention of the 25-foot minimum building setback line along Government Street and the 20-foot minimum building line along Ellis Avenue on the Final Plat;**
- 3) retention of the lot area size labeling, in square feet, on the Final Plat;**
- 4) placement of a note on the Final Plat stating that the lot is limited to right in/right out curb cuts to Government Street (as required by ALDOT), with the size, design, and exact location to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;**
- 5) placement of a note on the Final Plat stating that the lot is limited to one curb cut to Ellis Avenue, with the size, design, and exact location to be approved by Traffic Engineering; and,**
- 6) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal**

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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 (1) 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.

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: McClain, McClain, & McClain, Inc.
Hatch, Mott, MacDonald