

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 18, 2008

Clark, Geer, Latham & Associates, Inc.
762 Downtowner Loop West
Mobile, Alabama 36609

Re: Case #SUB2007-00331
Mainstay Suites Subdivision
Southwest corner of Springdale Boulevard and Emogene Street.
2 Lots / 5.2± Acres

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

At its meeting on January 17, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) Compliance with Engineering comments (*It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*);**
- 2) Placement of a note on the plat stating that Lot 1 is limited to one (1) curb-cut onto Springdale Boulevard and one (1) curb-cut onto Emogene Street (as far West of the intersection as possible), that Lot 2 is limited to two (2) curb-cuts onto Springdale Boulevard, and that the size, design and location of all curb-cuts are to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) Depiction and labeling of the 25-foot minimum building setback line, as required by Section V.D.9.;**
- 4) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;**
- 5) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**

- 6) Recommendation that sidewalks along Springdale Boulevard be provided as the lots are developed, *if possible*, even though the requirement has been waived by previous approvals; and
- 7) The labeling of the lots with their size in square feet.

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: Springdale Stores, Inc.