

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 5, 2008

Parkway, LLC  
P.O. Box 6151  
Mobile, AL 36660

**Re: Case #SUB2008-00245**  
**Parkway Place Subdivision**  
2338 Dauphin Island Parkway  
(South side of Dauphin Island Parkway, 70'± East of Willowdale Street).  
1 Lot / 0.7± Acre

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

At its meeting on December 4, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **completion of the rezoning process prior to the issuance of any permits or land disturbance activities;**
- 2) **dedication, if applicable, of sufficient right-of-way to provide 50' as measured from the center line of Dauphin Island Parkway;**
- 3) **placement of a note on the final plat stating that the site is limited to one curb cut to each street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **the applicant receive the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities; and**
- 5) **placement of a note on the 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.

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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](mailto: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: Byrd Surveying, Inc.