

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 8, 2007

Lyon Properties, Inc  
Attn: William J. Lyon  
P.O. Box 16124  
Mobile, AL 36616

**Re: Case #SUB2007-00123**  
**DLM Subdivision, Resubdivision of Lots 2 and 3**  
2410 Dawes Road  
(West side of Dawes Road, 180'± North of Cottage Hill Road, and extending  
West and South to Cottage Hill Road).  
2 Lots / 1.3± Acres

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

At its meeting on June 7, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that Lots 2 and 3 are limited to one curb-cut each, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department;**
- 2) placement of a note 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;**
- 3) revision of the property line between Lots 2 and 3 to eliminate the “sliver” condition, and the recalculation and relabeling of each lot with its size in square feet, or provision of a table on the plat with the same information;**
- 4) revision of the plat to depict the 25-foot minimum building setback line; and**
- 5) placement 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.**

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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](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: Rester and Coleman Engineers, Inc.