

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 18, 2008

Myers Oil Company, Inc.
4100 Ursuline Drive
Mobile, Alabama 36608

Re: Case #SUB2007-00333
Myers at Cody Subdivision
1420 Cody Road South
(Southwest corner of Cody Road South and Grelot Road).
2 Lots / 2.1± 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) the dedication of adequate right-of-way to provide 50-feet from the centerlines of Cody Road South and Grelot Road, and revision of the 25-foot minimum building setback line to reflect dedication;
- 2) the placement of a note on the final plat stating that Lot 1 is limited to the existing curb cuts to Cody Road South and Grelot Road;
- 3) the placement of a note on the final plat stating that Lot 2 is limited to one curb cut to Cody Road South, with the size, design and location to approved by County Engineering and conform to AASHTO standards;
- 4) the dedication of appropriate radius at the intersection of Cody Road South and Grelot Road;
- 5) placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits;
- 7) labeling of each lot with its size in square feet; and
- 8) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall 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.

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: Clark, Geer, Latham & Associates, Inc.