

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 22, 2008

Mariannna Mobil LLC
P.O. Box 1565
Lawrenceville, GA 30046

Re: Case #SUB2008-00018
DIP/HMR Subdivision
Southwest corner of Dauphin Island Parkway and Halls Mill Road.
2 Lots / 1.4± Acres

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

At its meeting on February 21, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the requirement for dedication of right-of-way along Dauphin Island Parkway is waived, subject to approval in writing by ALDOT;
- 2) provision of 50 feet of right-of-way measured from the centerline of Halls Mill Road;
- 3) the depiction on the final plat of the 25' front setback line along Halls Mill Road and Dauphin Island Parkway;
- 4) placement of a note on the final plat stating that the Lot 1 is limited to two curb cuts to each street, and Lot 2 is limited to one curb cut to Halls Mill Road, with the size, location, and design to be approved by Traffic Engineering, and conform to AASHTO standards;
- 5) submission of a PUD application if existing buildings are to remain on Lot 1 site;
- 6) submission of an application for an *administrative* PUD if additional structures are proposed for Lot 2; and 6) compliance with Section V.A.7. of the Subdivision Regulations.

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 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: Byrd Surveying, Inc.
Ollie L. & Helen J. Gomillion