

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 6, 2007

Gooden Development  
4400 Bayou Boulevard, Suite 40  
Pensacola, FL 32503

**Re: Case #SUB2007-00159**  
**The Legends at Magnolia Grove Subdivision, Unit 2**  
2600 Legends Row  
(North terminus of Legends Row, extending North to Graham Road, and the West  
terminus of Champions Run)  
53 Lots / 20.0± Acres

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

At its meeting on July 5, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) removal of the street stub to the North, between Lots 35 and 36, and adjustment of the lot lines to accommodate the removal;**
- 2) placement of a note on the final plat stating that all lots are denied direct access to Graham Road;**
- 3) placement of a note on the final plat stating that all lots are limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering, and to conform with AASHTO standards;**
- 4) depiction of an additional 25-foot minimum building setback line on the rear portion of those lots with frontage onto Graham Road;**
- 5) labeling of all common areas and detention common areas, and retaining of the note on the final plat stating that the common areas will be maintained by the property owners association; and**
- 6) the labeling of each lot with its size in square feet, as depicted on the preliminary plat, or the provision of a table with the same information on the final plat.**

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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: Engineering Development Services, LLC