

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 5, 2009

Stair Depot of Alabama, Inc.
1059 Elmira Street
Mobile, Alabama 36604

Re: Case #SUB2009-00070
Stair Depot Subdivision
1059 Elmira Street
(South side of Elmira Street, 100'± East of George Street).
2 Lots / 0.1± Acre

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

At its meeting on June 4, 2009, the Planning Commission waived of Sections V.D.1., V.D.2. and V.D.9. of the Subdivision Regulations and approved the above referenced subdivision subject to the following condition:

- 1) **placement of a note on the final plat stating that each lot is limited to one curb-cut each onto Elmira Street, with the size, design and location to be approved by Traffic Engineering, and to conform with AASHTO standards;**
- 2) **removal of the dumpster from the site, if it is still present;**
- 3) **obtaining of building permits to bring the existing commercial structure up to fire rating requirements where it abuts the proposed common lot line, prior to the signing of the final plat;**
- 4) **placement of a note on the final plat stating that all setbacks shall be determined by Section 64-3.G. Historic District Overlay requirements of the Zoning Ordinance; and**
- 5) **the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information.**

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 (1) year, or the Tentative Approval will expire.

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.

Stair Depot Subdivision

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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.