

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 22, 2005

John F. Loupe
19644 S, Muirfield Cir.
Baton Rouge, LA 70810

**Re: Case #SUB2005-00061 (Subdivision)
The Preserve Subdivision, Phase Two**

North side of Girby Road, ¼ mile± East of Lloyds Lane, extending to the East side of Lloyds Lane, 600'± North of Girby Road, and extending North to the South side of Scenic West Place Subdivision.
231 Lots / 82.7± Acres

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

At its meeting on April 21, 2005, the Planning Commission waived Section V.D.2. and approved the above referenced subdivision subject to the following conditions:

- 1) full compliance with the Traffic Engineering Comments (driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards, traffic calming measures should be included in development);**
- 2) the provision of street stubs to the landlocked parcels to the West in the vicinity of Lots 67-104 and Lots 138-146;**
- 3) that the applicant obtain all necessary federal, state and local permits;**
- 4) completion of the rezoning process (to R-2) for the entire site; and**
- 5) full compliance with all municipal codes and ordinances.**

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 henley@cityofmobile.org.

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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
Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II

cc: SBJ Engineering Group
Girby Road (Mobile) Associates