

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 5, 2009

Checkers Drive-In Restaurants, Inc. #101
4300 W. Cypress Street, Suite 600
Tampa, Florida 33607

Re: Case #SUB2009-00077
St. Teresa's Court Subdivision, Resubdivision of Lots 6, 7, and 8, Block 1
2213 Airport Boulevard
(Southeast corner of Airport Boulevard and Westwood Street).
2 Lots / 0.7± Acre

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

At its meeting on June 4, 2009, the Planning Commission approved the above referenced subdivision subject to the following condition:

- 1) the dedication of sufficient right-of-way to provide 40-feet from the centerline of Airport Boulevard;**
- 2) the placement of a note on the Final Plat stating that Lot 1 be limited to the existing curb cuts and Lot 2 is limited to one curb cut onto Airport Boulevard, with the design, size and location to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 3) verification that the subdivision will not create a violation of the zoning Ordinance prior to the signing of the Final Plat.**

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.

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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: Rester and Coleman Engineers, Inc.

Cummings & Associates, Inc.