

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 7, 2003

Azalea Business Park L.L.C.
Attn Mark Davis
207 Tanner Williams Ct., Ste. E
Mobile, AL 36608

Re: Case #SUB2003-00231

Azalea Business Park Subdivision

South side of Moffett Road, 120'± East of the East terminus of Blackwell Nursery
Road South
24 Lots / 11.5± Acres

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

At its meeting on November 6, 2003, the Planning Commission Waived Section V.A.6 and approved the above referenced subdivision subject to the following conditions:

- 1) **the dedication of the necessary right-of-way to provide 50-feet from the centerline of Moffett Road;**
- 2) **placement of a note on the final plat stating that Lots 1 and 24 are denied direct access to Moffett Road;**
- 3) **the placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7., will be provided where the site adjoins residentially developed property;**
- 4) **placement of the required 25-foot minimum building setback line on the final plat; and**
- 5) **the construction and dedication of the proposed street to county standards.**

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 henley@cityofmobile.org.

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: Speaks & Associates Consulting Engineers, Inc.