

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 21, 2006

Cortland Dussian  
181 Grande View Pky.  
Maylane, AL 35114

**Re: Case #SUB2006-00130 (Subdivision)**  
**Hawthorn Suites Golf Resort Subdivision**  
North side of Magnolia Grove Parkway, 400'  $\pm$  West of Legends Row.  
2 Lots / 10.0 $\pm$  Acres

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

At its meeting on July 20, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication and construction of the new street to city standards, including sidewalks;**
- 2) the illustration of the 25-foot minimum building setback lines to be shown on the final Plat; and**
- 3) full compliance with all other 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 [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

**Hawthorne Suites Golf Resort**  
**July 21, 2006**  
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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: Moran Engineering PLLC

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 21, 2006

Hawthorn Suites Golf Resorts  
181 Grand View Pky.  
Maylene, AL 35114

**Re: Case #ZON2006-01356 (Planned Unit Development)**  
**Hawthorn Suites Golf Resort Subdivision**  
North side of Magnolia Grove Parkway, 400' ± West of Legends Row.

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

At its meeting on July 20, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on multiple building sites and shared parking between sites.

After discussion it was decided to approve this plan subject to the following conditions:

- 1) **dedication and construction of the new street to city standards, including sidewalks;**
- 2) **compliance with all conditions of the rezoning [1) *the document offered by the applicant, and titled VOLUNTARY CONDITIONS AND USE RESTRICTIONS {see attached}, prohibiting all other uses allowed in B-3, except those affiliated with the use as a hotel {food and beverage, recreational facilities, etc.} be attached to this rezoning amendment and recorded in Probate Court; 2) the accompany subdivision application be recorded to establish a legal description for the site in question prior to the issuance of a Certificate of occupancy; 3) provision of the required buffer protection with the initial phase of construction; and 4) full compliance with all municipal codes and ordinances.];***
- 3) **full compliance with the landscaping and tree planting requirements of the Ordinance;**
- 4) **full compliance with all other municipal codes and ordinances; and**
- 5) **that the villas along the public street be shifted to provide a minimum setback of 25-feet.**

**Hawthorn Suites Golf Resort**  
**July 21, 2006**  
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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