

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 20, 2006

MGB Business Ventures, LLC
118 N. Royal Street, Suite 100
Mobile, AL 36602

Re: Case #SUB2005-00272
Mobile South Business Park Subdivision, Unit 1, Resubdivision of Lot 13,
Resubdivision of Lot 13-B
West side of Business Parkway, 50'± North of the West terminus of Mobile_South
Street.
2 Lots / 1.4± Acre

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

At its meeting on January 19, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations;**
- 2) **the placement of a note on the final plat stating that each lot is limited to one curb-cut; and**
- 3) **receipt of approval from all applicable federal, state, and local agencies, due to wetlands on site, prior to the issuance of any permits**

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 marti.watson@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: _____
Margaret Pappas, Deputy Director of Permitting and Development

cc: Byrd Surveying, Inc.