

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 20, 2006

O'Reilly Automotive, Ind.
233 South Patterson
Springfield, MO 65802

Re: Case #SUB2006-00222
O'Reilly Moffett Road Subdivision
7680 Moffett Road
(North side of Moffett Road, 300'± West of Denmark Road).
2 Lots / 2.0± Acres

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

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

- 1) the dedication of sufficient right-of-way to provide 50-feet as measured from the centerline of Moffett Road;
- 2) placement of a note on the Final Plat stating that the development is limited to the existing curb-cut onto Moffett Road, if the curb-cut is enlarged, with the size, and design to be approved by the Mobile County Engineering Department;
- 3) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat; and
- 4) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

O'Reilly Moffett Road Subdivision
October 20, 2006
Page 2

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.

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: Regan Land Surveying, Inc.