

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 20, 2006

P & S, LLC
Attn: Tony Poiroux
7268 Cottage Hill Road
Mobile, AL 36695

Re: Case #SUB2005-00278
Overlook Place Subdivision, Phase I & Phase II
6917 and 6951 Overlook Road
(South side of Overlook Road, 950'± East of Cody Road).
29 Lots / 8.2± Acres

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 Lot 1 is denied direct access to Overlook Road;**
- 2) construction and dedication of new roads to meet City of Mobile standards;**
- 3) all detention areas be indicated on the final plat with a note stating that the maintenance thereof is the responsibility of the property owners association; and**
- 4) full compliance with Urban Forestry comments (*Mobile Tree Commission Permit is required before removing trees from existing city right of way*).**

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: Polysurveying Engineering – Land Surveying