

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 3, 2003

James Mitchell and Dino Velazquez
308 Rapier Street
Mobile, AL 36604

Re: Case #SUB2003-00205

Sign-A-Rama Commercial Subdivision

7421 Airport Boulevard (South side of Airport Boulevard, 270'± West of Portside Boulevard, extending to the West side of Portside Boulevard, 330'± South of Airport Boulevard).

2 Lots / 1.4± Acres

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

At its meeting on October 2, 2003, the Planning Commission waived Section V.D.3. (width to depth ratio), of the Subdivision Regulations, and 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 limited to one curb cut to Airport Boulevard with the size, location and design to be approved by County Engineering;
- (2) the placement of a note on the final plat stating that Lot 2 is limited to one curb cut to Portside Boulevard with the size, location and design to be approved by County Engineering;
- (3) the 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; and
- (4) the placement of the 25-foot minimum setback line on the final plat.

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: Lovitte Surveying, Inc.