

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 19, 2007

Perdido Investors, LLC
50 Midtown Park East
Mobile, AL 36606

Re: Case #SUB2006-00320
T. Todd Martin Subdivision
7358 & 7360 Moffett Road, and 7445 Griffice Road
(North side of Moffett Road, 300'± West of Woodard Drive).
3 Lots / 7.2 Acres

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

At its meeting on January 18, 2007, the Planning Commission waived Section V.D.3 and approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide a minimum of 50' from centerline of Moffett Road;**
- 2) **placement of a note on the final plat stating that the number, size, location and design of curb-cuts to be approved by the Mobile County Engineering Department and ALDOT;**
- 3) **provision of a certification letter from a licensed engineer to the Planning Section of Urban Development and the Mobile County Engineering Department, 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;**
- 4) **placement of a note on the final plat stating that there be no future resubdivision of Lot 3 unless additional adequate frontage on a county maintained road is provided;**
- 5) **the lot line between lots 2 and 3 be reconfigured to provide a minimum width of 25' for the entire frontage/access strip of Lot 3;**
- 6) **placement of the required minimum building setback line on the final plat; and**
- 7) **provision of verification that the relocation of the water and sewer easement has been approved by MAWSS.**

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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: Goodwyn, Mills, & Cawood, Inc.