

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 3, 2003

Colonial Realty Limited Partnership
P. O. Box 530292
Birmingham, AL 35253

**Re: Case #SUB2003-00204
Toys-R-Us Subdivision**

East side of Bel Air Boulevard, extending from Eslava Creek Parkway to Television Avenue and the North terminus of Broadcast Drive, and extending to the Southwest corner of Sage Avenue and Eslava Creek Parkway.

2 Lots / 13.9± Acres

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

At its meeting on October 2, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) that the right-of-way for Television Avenue and Eslava Creek Parkway be specified on the final plat;
- (2) the flood zones be delineated on the plat as well as the minimum finished floor requirements of each lot;
- (3) that all drainage easement be defined on the final plat;
- (4) the placement of a note on the final plat stating that the size, number, location and design of all curb cuts be approved by Traffic Engineering;
- (5) the placement of the 25-foot minimum building setback lines on the final plat; and
- (6) that the zoning be brought into compliance with the lot lines prior to the issuance of a Certificate of Occupancy.

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 henley@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

Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II

cc: Rowe Surveying & Engineering Co., Inc.