

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 21, 2006

Charles B. Archer
1004 Bristol Ct.
Mobile, AL 36608

Re: Case #SUB2006-00055
Cody / Zeigler Subdivision
Southwest corner of Cody Road North and Zeigler Boulevard.
3 Lots / 5.0± Acres

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

At its meeting on April 20, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **the dedication of right-of-way sufficient to provide 50-feet as measured from the centerline of Cody Road, and a smooth transition to the Zeigler Boulevard right-of-way;**
- 2) **placement of a note on the Final Plat stating that Lot A is limited to one curb-cut onto Cody Road North and one curb-cut onto Zeigler Boulevard, Lot B is limited to one curb-cut onto Zeigler Boulevard, and Lot C is limited to two curb-cuts onto Cody Road North, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department;**
- 3) **depiction of the 25-foot minimum building setback line;**
- 4) **the approval of all applicable federal, state and local agencies, if necessary for wetlands, prior to the issuance of any permits or land disturbance activities;**
- 5) **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**
- 6) **correction of any road name misspellings on the Vicinity Map.**

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 marti.watson@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: Polysurveying Engineering – Land Surveying