

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 22, 2006

Greater Nazaree Baptist
c/o Robert Reese
511 J Blair St.
Mobile, AL 36603

Re: Case #SUB2006-00205
Greater Nazaree Baptist Church Subdivision
511 J. Blair Street
(West side of J. Blair Street, extending from Bloodgood Street to Earle Street)
1 Lot / 1.3± Acres

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

At its meeting on September 21, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the plat stating that the site is limited to one curb-cut onto each street, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;**
- 2) **revision of the property line at all street intersections to reflect the radius requirements stated in Section V.D.6. of the Subdivision Regulations;**
- 3) **depiction of the 25-foot minimum building setback line;**
- 4) **labeling of the lot with size in square feet; and**
- 5) **full compliance with all other municipal codes and ordinances, including submittal of an application for Planning Approval if expansion or additional parking is proposed.**

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.

Greater Nazaree Baptist Church
September 22, 2006
Page 2

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