

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

November 5, 2012

SAMUEL L. JONES  
MAYOR

OFFICE OF THE CITY COUNCIL  
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CITY CLERK  
LISA C. LAMBERT

Prayer Tabernacle Early Church  
of Jesus Christ  
1223 North Mobile Street  
Mobile, AL 36617  
Attn: Mary W. Love, Chairman

Re: **Case #SUB2012-00070 (Subdivision)**  
**Prayer Tabernacle Early Church of Jesus Christ**  
1213 & 1223 Mobile Street  
(West side of Mobile Street extending to the East side of Jessie Street, 240'±  
South of Main Street)  
**Number of Lots / Acres:** 1 Lot / 1.79± Acre  
**Engineer / Surveyor:** Haidt Land Surveying  
Council District 1

Dear Applicant(s):

At its meeting on November 1, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the subdivision is limited to a Maximum of three curb-cuts to Mobile Street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) placement of a note on the Final Plat stating that the subdivision is denied access to Jessie Street;
- 3) illustration of the 25' minimum building setback lines along Mobile Street and Jessie Street;
- 4) labeling of the one lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat stating that the 60" Live Oak Tree on the South side of the subdivision is given preservation status and any work on or under this tree is to be permitted and coordinated with Urban Forestry, and removal is to be permitted only in the case of disease or impending danger;

- 6) placement of a note on the Final Plat stating development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 7) subject to the Engineering comments: "The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat;" and,
- 8) subject to the Fire Department comments: "All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile."

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 (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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](mailto:travisz@cityofmobile.org).

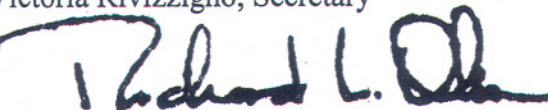
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_



Richard Olsen  
Deputy Director of Planning

cc: Haidt Land Surveying