

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 25, 2008

ZP-Grelot Investors, LLC
801 University Boulevard
Mobile, AL 36609

Re: Case SUB2008-00121 (Subdivision)

ZPM Subdivision

South side of Grelot Road, 520'± East of Knollwood Drive.
5 Lots / 3.0± Acres

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

At its meeting on July 24, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) full compliance with Section VIII.E.2 (Standards);**
- 2) placement of a note on the final plat stating that Lots 3 and 4 are denied direct access to Grelot Road;**
- 3) any required detention facilities be illustrated on the final plat as common area/detention facilities, and a note placed on the final plat stating that maintenance of the common area/detention facilities shall be maintained by the property owners association.**
- 4) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

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 (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.

ZPM Subdivision
July 25, 2008
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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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 25, 2008

ZP-Grelot Investors, LLC
801 University Boulevard
Mobile, AL 36609

**Re: Case ZON2008-01383 (Planned Unit Development)
ZPM Subdivision**

South side of Grelot Road, 520'± East of Knollwood Drive.
Planned Unit Development Approval to allow multiple buildings on a single building site in a private street commercial subdivision.

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

At its meeting on July 24, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site in a private street commercial subdivision.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) the private street be constructed in full compliance with Section VIII.E.2 (Standards);**
- 2) submission of a revised PUD plan illustrating compliance with conditions of these approvals;**
- 3) placement of a note on the revised PUD plan stating that Lots 3 and 4 are denied direct access to Grelot Road;**
- 4) any required detention facilities be illustrated on the revised PUD plan as common area/detention facilities, and a note placed on the final plat stating that maintenance of the common area/detention facilities shall be maintained by the property owners association.**
- 5) placement of a note on the revised PUD plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**
- 6) placement of a note on the revised PUD plan stating that development of Lots 2-5 shall require new PUD Approval(s).**

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July 25, 2008
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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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning