



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 22, 2016

St. Francis-Joachim, LLC  
P. O. Box 1345  
Mobile, AL 36633

**Re: 251 St. Francis Street and 15 North Joachim**  
(Southwest corner of St Francis Street and North Joachim Street).  
Council District 2  
**ZON2016-00268**  
**St. Francis-Joachim, LLC**

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

At its meeting on March 17, 2016, the Planning Commission considered for Planning Approval to allow a venue 100+ occupancy load in the Downtown Development District.

**After discussion, the Planning Commission approved the above referenced request, subject to the following conditions:**

- 1) **Limited to a maximum occupancy of 497 people;**
- 2) **Any change in scope of activities or increase in occupancy to require a new application for Planning Approval;**
- 3) **Completion of the Building, Fire and other associated Code compliance requirements prior to any use of the site as an entertainment venue; and**
- 4) **Provision of a pre-1952 deed or application for a Subdivision; and**
- 5) **Full compliance with all municipal codes and ordinances.**

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:

Richard Olsen  
Deputy Director of Planning

cc: Gulf States Engineering