



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 22, 2017

David Schumer
Barton & Shumer Engineering, LLC
3213 Midtown Park South
Mobile, AL 36606

Re: 951 Government Street
(West side of Marine Street, extending from Government Street to Church Street)
Council District 2
PA-000165-2017
David Shumer

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

At its meeting on August 22, 2017, the Planning Commission considered for Planning Approval to allow a fitness center in a B-1, Buffer-Business District.

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

- 1) Compliance with Engineering comments: (1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 4. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);**

David Shumer PA
August 22, 2017

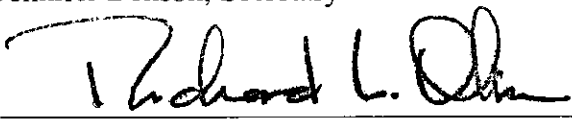
- 2) Compliance with Traffic Engineering comments: *(Site is limited to the existing curb cuts with any changes to size, location, and design to be approved by Traffic Engineering and ALDOT where applicable and conform to AASHTO standard.);*
- 3) Compliance with Urban Forestry comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).);*
- 4) Compliance with Fire comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).); 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 & Zoning

cc: Mobile Towers, LLC