

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 6, 2009

Joel A. Zirlott  
POB 866  
Bayou La Batre, AL 36509

**Re: Case #SUB2009-00156**  
**J. A. Zirlott Subdivision**  
North side of Half Mile Road, 1000'± East of Ranch Road.  
1 Lot / 6.2± Acre

Dear Applicant(s):

At its meeting on November 5, 2009, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and tentatively approved the above referenced application, subject to the following conditions:

- 1) **placement of a note on the final plat stating that the subdivision is limited to one curb cut to Half Mile Road, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards;**
- 2) **placement of a note on the plat stating that the site must be developed in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 3) **the applicant receive the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities;**
- 4) **placement of a note on the final plat stating that any lots developed commercially and adjoining residentially developed property shall provide a buffer in compliance with Section V.A.8 of the Subdivision Regulations; and**
- 5) **submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.**

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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: John Farrior Crenshaw