

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 3, 2011

Mt. Zion Primitive Baptist Church
P.O. Box 467
Mobile, AL 36601

Re: Case #SUB2011-00052
Revised Mt. Zion Baptist Church Subdivision
1023 I-10 Service Road
(West side of I-10 Service Road, extending from Nellie Street to Duval Street).
Number of Lots / Acres: 1 Lot / 1.3± Acre
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
Council District 3

Dear Applicant(s):

At its meeting on June 2, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **labeling of the lot area size in square feet;**
- 2) **retention of the 25-foot minimum building setback line along all public rights-of-way;**
- 3) **placement of a note on the Final Plat stating that the lot is denied access to the I-10 Service Road;**
- 4) **placement of a note on the Final Plat stating that the lot is limited to one curb-cut each to Nellie Street and Duval Street, with the size, design, and exact location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **compliance with Traffic Engineering comments: *“Proposed driveway should be realigned to remove the skew intersection with Nellie Street;”***
- 6) **correction of the spelling of Duval Street;**
- 7) **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; and,**
- 8) **full compliance with all municipal codes and ordinances.**

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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.

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: _____
Frank Palombo
Planner II

cc: Frank A. Dagley and Associates, Inc.