

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 4, 2011

Mobile Ship Chandlery, Inc.
210 E. St. Louis St.
Mobile, AL 36601

Re: Case #SUB2011-00001
Mobile Ship Chandlery Subdivision
760 St. Louis Street
(Northeast corner of St. Louis Street and North Bayou Street, extending to the
Northwest corner of St. Louis Street and North Scott Street).
2 Lot/ 0.6± Acre

Dear Applicant(s):

At its meeting on February 3, 2011, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.B.16. of the Subdivision Regulations, and tentatively approved the request, subject to the following conditions:

- 1) labeling of the lots with their sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 2) placement of a note on the Final Plat stating that the building setback along street frontages is either zero or 5'-plus;**
- 3) full compliance with all building and fire codes;**
- 4) compliance with engineering comments: *(Show Minimum Finished Floor Elevation on each lot on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit);***
- 5) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies regarding flood zone compliance issues would be required prior to the issuance of any permits;**

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- 6) 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,**
- 7) full compliance with all municipal codes and ordinances.**

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: _____

Richard Olsen
Deputy Director of Planning

cc: Rowe Surveying