

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 16, 2007

Volkert & Associates, Inc.
P.O. Box 7434
Mobile, AL 36670

Re: Case #ZON2007-00639 (Planned Unit Development)
MAWSS Eslava Creek Facilities Subdivision
1557 Sans Souci Road
(South terminus of Sans Souci Road, extending South to I-10).

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

At its meeting on March 15, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site, including a severe weather attenuation tank, lift station, and auxiliary equipment to fill and withdraw wastewater from the tank.

After discussion it was decided to approve this plan subject to the following conditions:

- 1) completion of the Subdivision process;**
- 2) placement of a note on the site plan and plat stating that approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities;**
- 3) depiction of the 25-foot minimum building setback line from all street frontages on the site plan and plat; and**
- 4) full compliance with all other 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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 16, 2007

Volkert & Associates, Inc.
P.O. Box 7434
Mobile, AL 36670

Re: Case #ZON2007-00640 (Sidewalk Waiver)
Mobile Area Water & Sewer System (Volkert & Associates, Inc., Agent)
1557 Sans Souci Road
(South terminus of Sans Souci Road, extending South to I-10).
Request to waive construction of a sidewalk along Sans Souci Road.

Dear Applicant(s):

At its meeting on March 15, 2007, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, it was decided to approve this request.

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 16, 2007

Volkert & Associates, Inc.
P.O. Box 7434
Mobile, AL 36670

Re: Case #SUB2007-00039 (Subdivision)
MAWSS Eslava Creek Facilities Subdivision
1557 Sans Souci Road
(South terminus of Sans Souci Road, extending South to I-10).
1 Lot / 16.6± Acres

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

At its meeting on March 15, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the site plan and plat stating that approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities;**
- 2) placement of a note on the plat stating that access to the lot is limited to Sans Souci Road, with the size, design and location of any access to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) depiction of the 25-foot minimum building setback line on the site plan and plat;**
- 4) labeling of the lot size in square feet; and**
- 5) full compliance with all other 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 year, or the Tentative Approval will expire.

MAWSS Eslava Creek Facilities Subdivision
March 16, 2007
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It is also requested that a digital copy 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: Volkert & Associates, Inc.
Mobile Area Water & Sewer System