

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 4, 2011

James & Joyce Nelson
5490 Ann St.
Theodore, AL 36582

Re: Case #ZON2010-02634 (Planning Approval)

Joyce Nelson

6901 Simpson Road

(East terminus of Simpson Road [private street]).

Planning Approval to allow a mobile home as a primary dwelling in an R-1, Single-Family Residential District.

Dear Applicant(s):

At its meeting on February 3, 2011, the Planning Commission considered for Planning Approval the site plan to allow a mobile home as a primary dwelling in an R-1, Single-Family Residential District.

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

- 1) full compliance with Engineering Comments (Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit.);**
- 2) placement of a note on the site plan 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;**
- 3) retention of labeling of the parcel area size, in square feet, or provision of a table on the site plan with the same information, with changes as necessary due to dedications; and**
- 4) depiction of a 25-foot minimum building setback from the prescriptive right-of-way on Simpson Road.**

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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: Polysurveying