

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 15, 2013

3400 Government, LLC  
3400 Government Blvd.  
Mobile, Al 36693

**Re: Case #SUB2012-000125**  
**Government-65 Subdivision**  
3400 Government Street  
(North side of West I-65 Service Road South at U.S. Highway 90, 820'± East of  
Lakeside Drive).  
2 Lots / 4.1± Acres

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

At its meeting on February 7, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line from U.S. Highway 90 and West I-65 Service Road, as required by Section V.D.9. of the Subdivision Regulations;
- 2) labeling of the lot sizes, in acres, or provision of a table on the Final Plat with the same information;
- 3) Engineering Comments: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).
- 4) placement of a note on the Final Plat limiting each lot to the existing curb cuts to, U.S. Highway 90 and West I-65 Service Road with the size, design, and location of all curb-cuts to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards; and

- 5) **placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

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: Byrd Surveying, Inc.  
Eddie's Wholesale Jewelry Number 3, Inc