

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 21, 2008

Pintail Properties, LLC
1200 Marseille Drive
Mobile, AL 36693

Re: Case #ZON2008-00556
Pintail Properties, LLC
1206 Montlimar Drive
(West side of Montlimar Drive, 300'± South of Montlimar Plaza Drive).
Planned Unit Development Approval to allow shared access between three
building sites.

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

At its meeting on March 20, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow shared access between three building sites.

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

- 1) **placement of a note on the site plan stating that all lighting of the site and the parking areas will be in compliance with the requirements of Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance and provision of photo metrics to illustrate that lighting shall comply;**
- 2) **full compliance with the Engineering Comments: *It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Detention required for any impervious area added in excess of 4000 square feet. Any work performed in the right of way will require a right of way permit;***
- 3) **revision of the site plan to indicate a 5' setback off the South property line for the dumpster enclosure on Lot 4;**
- 4) **provision of one (1) copy of the revised site plan to the Planning Section of Urban Development prior to a request for land clearing or building permits; and**
- 5) **full compliance with all municipal codes and ordinances.**

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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