

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 8, 2009

Northside, Ltd.  
Attn: B. White-Spunner, As Partner  
P.O. Box 16227  
Mobile, Alabama 36616

**Re: Case #SUB2009-00055 (Subdivision)**  
**Northside Ltd./Joint Venture Subdivision**  
3050 Dauphin Street  
(North side of Dauphin Street, 355'± West of North Sage Avenue, extending to  
the West side of North Sage Avenue, 180'± North of Dauphin Street).  
3 Lots / 8.2± Acres

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

At its meeting on May 7, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the Final Plat stating the development be limited to two (2) curb-cuts onto the Dauphin Street and two (2) curb-cuts to North Sage Avenue, with the size, design and location to be approved by Traffic Engineering, and conform to AASHTO standards;**
- 2) the placement of a note on the Final Plat stating that the traffic calming devices to be installed prior to the issuance of a Certificate of Occupancy for any new development within the subdivision; and**
- 3) the placement of the 25-foot building setbacks on the Final Plat.**

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.

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).

**Northside Ltd./Joint Venture Subdivision**

**May 8, 2009**

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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: Rester and Coleman Engineers, Inc.

Martial Trust u/w/o Marl M. Cummings, Jr.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 8, 2009

Northside, Ltd.  
Attn: B. White-Spunner, As Partner  
P.O. Box 16227  
Mobile, Alabama 36616

**Re: Case #ZON2009-01098 (Planned Unit Development)**  
**Northside Ltd./Joint Venture Subdivision**  
3050 Dauphin Street  
(North side of Dauphin Street, 355'± West of North Sage Avenue, extending to  
the West side of North Sage Avenue, 180'± North of Dauphin Street).  
Planned Unit Development Approval to allow shared access between two building  
sites.

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

At its meeting on May 7, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow shared access between two building sites.

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

- 1) the submission of full Planned Unit Development applications prior to the development of Lots 1A and 3A;
- 2) the submission of a revised PUD site plan with the placement of a note stating that the traffic calming devices to be installed prior to the issuance of a Certificate of Occupancy for any new development within the subdivision; and
- 3) full compliance with all other municipal codes and ordinances.

**Northside Ltd./Joint Venture Subdivision**

**May 8, 2009**

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Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.

Martial Trust u/w/o Marl M. Cummings, Jr.