

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 7, 2008

233 Joint Venture  
c/o Richard Rowan  
P.O. Box 9850  
Mobile, AL 36691

**Re: Case #SUB2008-00027**

**233 Joint Venture Subdivision**

East side of Schillinger Road, 190'± North of Grelot Road, extending to the North side of Grelot Road, 180'± East of Schillinger Road.

1 Lot / 12.4± Acres

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

At its meeting on March 6, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **Placement of a note on the final plat stating that the lot is limited to three (3) curb-cuts onto Schillinger Road South and one (1) curb-cut onto Grelot Road, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department;**
- 2) **Dedication and labeling of right-of-way sufficient to provide 50-feet as measured from the centerline along both Schillinger Road South and Grelot Road, if necessary to meet minimum requirements;**
- 3) **Depiction of the 25-foot minimum building setback line on the final plat, as depicted on the preliminary plat;**
- 4) **Placement of a note on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;**
- 5) **Placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 6) **Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for wetland and floodplain issues, if any, prior to the issuance of any permits or land disturbance activities;**

**233 Joint Venture Subdivision**

**March 7, 2008**

**Page 2**

- 7) The labeling of all lots with their size in square feet, as depicted on the preliminary plat; and**
- 8) Placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.**

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 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: Engineering Development Services, LLC