

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2008

Lawler and Company
8975 Dawes Lane North
Mobile, AL 36619

Re: Case #SUB2008-00241 (Subdivision)
Chippewa Lakes Blakeley Island Subdivision
(West side of Cochrane Causeway, 500'± South of the South terminus of the
Cochran-Africatown Bridge)
1 Lot / 9.5± Acres

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

At its meeting on December 4, 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 development is limited to the one curb cut along Cochrane Causeway, with the size, design and location to be approved by Traffic Engineering and conform with AASHTO standards;**
- 2) **the vacation of the AT & N Railroad right-of-way prior to the signing of the Final Plat, or submission of documentation of the reversionary clause, and implementation thereof (to be approved by Planning Commission legal counsel), or the illustration of the 25-foot minimum building setback to be relocated behind the 30-foot railroad right-of-way;**
- 3) **the labeling of the lot with its size in square feet, or placement of a table on the plat with the same information;**
- 4) **placement of a note on the Final Plat stating that the maintenance of the detention common area is the responsibility of the property owners; and**
- 5) **full compliance with all other municipal codes and ordinances.**

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.

Chippewa Lakes Blakeley Island Subdivision
December 5, 2008
Page 2

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.

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: Chippewa Lakes, LLC

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2008

Cowles, Murphy, Glover, & Assoc.
457 St. Michael Street
Mobile, AL 36602

Re: Case #ZON2008-02675 (Sidewalk Waiver)
Cowles, Murphy, Glover & Associates
(West side of Cochrane Causeway, 500'± South of the South terminus of the
Cochran-Africatown Bridge)
Request to waive construction of a sidewalk along Cochrane Causeway

Dear Applicant(s):

At its meeting on December 4, 2008, the Planning Commission approved your request for a sidewalk waiver at the above referenced location.

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2008

Cowles, Murphy, Glover, & Assoc.
457 St. Michael Street
Mobile, AL 36602

Re: Case #ZON2008-02674 (Planned Unit Development)
Chippewa Lakes Blakeley Island Subdivision
(West side of Cochrane Causeway, 500'± South of the South terminus of the
Cochran-Africatown Bridge)
Planned Unit Development Approval to allow multiple buildings, storage tanks
and material handling facilities on a single building site.

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

At its meeting on December 4, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings, storage tanks and material handling facilities on a single building site.

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

- 1) completion of the Subdivision process;**
- 2) full compliance with all other municipal codes and ordinances.**

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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2008

Cowles, Murphy, Glover, & Assoc.
457 St. Michael Street
Mobile, AL 36602

Re: Case #ZON2008-02673 (Planning Approval)
Cowles, Murphy, Glover & Associates
(West side of Cochrane Causeway, 500'± South of the South terminus of the
Cochran-Africatown Bridge)
Planning Approval to allow a limestone crushing facility in an I-2, Heavy
Industry District.

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

At its meeting on December 4, 2008, the Planning Commission considered for Planning Approval the site plan to allow a limestone crushing facility in an I-2, Heavy Industry District.

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

- 1) completion of the Subdivision process;**
- 2) full compliance with all other municipal codes and ordinances.**

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