

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 7, 2008

St. Francis Street Partners, LLC  
c/o John Peebles  
118 N. Royal Street  
Mobile, AL 36602

**Re: Case #SUB2008-00038**

**Condominium Subdivision**

West side of North Joachim Street, extending from St. Francis Street to St. Michael Street.  
1 Lot / 0.6± Acre

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) **Completion of the alley vacation process prior to the signing of the final plat;**
- 2) **Placement of a note on the plat stating that Lot 1 is limited to one (1) curb-cut onto each street, for a total of three (3), with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **Compliance with Engineering comments (*Show minimum Finished Floor Elevation on plat and plans. Need to analyze the receiving drainage system and maximize detention according to the ability of the receiving system to handle the flow. 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. Any work performed in the right of way will require a right of way permit.*);**
- 4) **Waiver of the minimum building setback requirements of Section V.D.9. of the Subdivision Regulations in favor of those of the Zoning Ordinance, and placement of a note on the plat stating that there are no minimum building setbacks; and**
- 5) **The labeling of the lot with its size in square feet.**

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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: Rowe Surveying & Engineering Co., Inc.