

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 7, 2008

Frascati Shops, Inc.  
250 Yeend Street  
Mobile, AL 36603

**Re: Case #SUB2008-00228 (Subdivision)**  
**Frascati Subdivision**  
1120 Paper Mill Road  
(100'± North of Paper Mill Road, 660'± East of Woodland Avenue).  
1 Lot / 13.3± Acres

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

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

- 1) the construction and dedication of the new street to City of Mobile standards;**
- 2) placement of a note on the final plat stating that the lot is limited to one curb cut to the proposed minor street, with the size, location and design to be approved Traffic Engineering and conform to AASHTO Standards;**
- 3) depiction of the 25' minimum building setback line prior to signing the final plat;**
- 4) labeling of the lot with its size in square feet, or the provision a table on the plat with the same information; and**
- 5) placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

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).

**Frascati Subdivision**  
**November 7, 2008**  
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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: Volkert & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 7, 2008

Frascati Shops, Inc.  
250 Yeend Street  
Mobile, AL 36603

**Re: Case #ZON2008-02519 (Sidewalk Waiver)**  
**Frascati Subdivision**  
1120 Paper Mill Road  
(Northwest corner of International Paper Access Road, (proposed public street)  
and Alabama State Docks Terminal Railroad right-of-way.  
Request to waive construction of a sidewalk along International Paper Access  
Road

Dear Applicant(s):

At its meeting on November 6, 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**

November 7, 2008

Frascati Shops, Inc.  
250 Yeend Street  
Mobile, AL 36603

**Re: Case #ZON2008-02518 (Planned Unit Development)**  
**Frascati Subdivision**  
1120 Paper Mill Road  
(100'± North of Paper Mill Road, 660'± East of Woodland Avenue).  
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on November 6, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

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 approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**
- 2) full compliance with all 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