

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 18, 2007

Regal Investments, LLC
762 Downtowner Loop N
Mobile, AL 36609

**Re: Case #SUB2007-00101 (Subdivision)
Regal Investments, LLC Subdivision**

(North side of Government Boulevard Service Road, 560'± West of West I-65
Service Road South, and extending Northwest to Lakeside Drive).
2 Lots / 9.3± Acres

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

At its meeting on May 17, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) compliance with Engineering comments (Show minimum finished floor elevation on each lot on the final plat. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands. 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.); and**
- 2) 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 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.

Regal Investments, LLC Subdivision
May 18, 2007
Page 2

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: Byrd Surveying, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 18, 2007

Regal Investments, LLC
3601 Springhill Business Park #200
Mobile, AL 36608

Re: Case #ZON2007-01278 (Rezoning)
Regal Investments, LLC
(North side of Government Boulevard Service Road, 560'± West of West I-65
Service Road South, and extending Northwest to Lakeside Drive).

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

At its meeting on May 17, 2007, the Planning Commission considered your request for a change in zoning from B-3, Community Business District, to I-1, Light Industry District, to allow an office, laboratory, and equipment storage for a geotechnical firm.

After discussion, it was decided to recommend the approval of this change in zoning to the City Council subject to the following conditions:

- 1) the rezoning to I-1, Light Industry for only Lot 2;**
- 2) compliance with Engineering comments (Show minimum finished floor elevation on each lot on the final plat. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands. 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.);**
- 3) provision of a revised site plan to include a table indicating the quantity of landscaping required, and to illustrate the location of the required trees to be planted, prior to signing the final plat;**
- 4) the placement of the 25-foot building setbacks on the revised site plan; and**
- 5) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$183.85. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

Regal Investments, LLC
May 18, 2007
Page 2

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**

May 18, 2007

Regal Investments, LLC
762 Downtowner Loop W
Mobile, AL 36609

Re: Case #ZON2007-01286 (Planned Unit Development)
Regal Investments, LLC
(North side of Government Boulevard Service Road, 560'± West of West I-65
Service Road South, and extending Northwest to Lakeside Drive).

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

At its meeting on May 17, 2007, 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) compliance with Engineering comments (Show minimum finished floor elevation on each lot on the final plat. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands. 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.);**
- 2) provision of a revised site plan to include a table indicating the quantity of landscaping required, and to illustrate the location of the required trees to be planted, prior to signing the final plat;**
- 3) the placement of the 25-foot building setbacks on the revised site plan; and**
- 4) full compliance with all other municipal codes and ordinances.**

Regal Investments, LLC
May 18, 2007
Page 2

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