

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 22, 2007

Northside, Ltd.
Attn: Marl M. Cummings
P.O. Drawer 16227
Mobile, AL 36616

Re: Case #SUB2007-00143 (Subdivision)
American Red Cross Subdivision
Southwest corner of North Sage Avenue and Dauphin Square Connector.
3 Lots / 8.7± Acres

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

At its meeting on June 21, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the Final Plat stating the development be limited to one curb-cut onto the Dauphin Street, two curb cuts to North Sage Avenue and two curb cuts to Dauphin Square Connector, with the size, design and location to be approved by Traffic Engineering, and conform to AASHTO standards; 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.

American Red Cross Subdivision
June 22, 2007
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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: Rester & Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 22, 2007

Northside, Ltd.
Attn: Marl M. Cummings
P.O. Drawer 16227
Mobile, AL 36616

Re: Case #ZON2007-01288 (Planned Unit Development)
Northside, Ltd
Southwest corner of North Sage Avenue and Dauphin Square Connector.
Planned Unit Development Approval to allow shared access between two building sites.

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

At its meeting on June 21, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow shared access between two building sites.

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

- 1) the submission of full Planned Unit Development applications prior to the development of Lots 2 and 3;**
- 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