

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 7, 2008

West Mobile Properties LLC
600 Zeigler Circle East
Mobile, AL 36608

Re: Case #SUB2008-00035 (Subdivision)
U.S. Machine Subdivision
576 and 600 Zeigler Circle East
(Southeast corner of Zeigler Circle East and Sellers Lane).
1 Lot / 2.1± Acres

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) **placement of a note on the final plat stating that the development is limited to the one curb cut along Sellers Lane, and two curb-cuts, to Zeigler Circle East, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform with AASHTO standards.**
- 2) **the labeling of the lot with its size in square feet, or placement of a table on the plat with the same information;**
- 3) **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**
- 4) **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.

U.S. Machine Subdivision

March 7, 2008

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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.

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: Clark, Geer, Latham & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 7, 2008

West Mobile Properties LLC
600 Ziegler Circle East
Mobile, AL 36608

Re: Case #ZON2008-00367 (Sidewalk Waiver)
West Mobile Properties, LLC
576 and 600 Zeigler Circle East
(Southeast corner of Zeigler Circle East and Sellers Lane).
Request to waive construction of sidewalks along Zeigler Circle East and Sellers Lane.

Dear Applicant(s):

At its meeting on March 6, 2008, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, it was decided to holdover your request to waive construction of sidewalks until the April 3rd meeting with any documentation to be submitted no later than March 10th, for the following reasons:

- 1) due to the presence of undeveloped properties in the immediate area; and**
- 2) submission of additional backup information on existing conflicts in the area to substantiate sidewalk waiver.**

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**

March 7, 2008

West Mobile Properties LLC
600 Zeigler Circle East
Mobile, AL 36608

Re: Case #ZON2008-00366 (Planned Unit Development)
U.S. Machine Subdivision
576 and 600 Zeigler Circle East
(Southeast corner of Zeigler Circle East and Sellers Lane).
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on March 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) completion of the Subdivision process;**
- 2) the submission of a revised PUD site plan reflecting compliance with the parking requirements of the Zoning Ordinance;**
- 3) the approval of the use variance from the Board of Adjustment; and**
- 4) 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