

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 7, 2007

Lakeheron LLC  
c/o Ralph Neal  
3710 Lakeside Ct.  
Mobile, AL 36693

**Re: Case #Sub2007-00297 (Subdivision)**  
**Lakeside Commercial Park Subdivision, Joy Springs Addition**  
780 Lakeside Drive  
(West side of Lakeside Drive, 730'± South of Lakeside Drive South, and  
extending South to the West terminus of Joy Springs Drive).  
3 Lots / 10.0± Acres

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

At its meeting on December 6, 2007, the Planning Commission approved the above referenced subdivision for 3 lots subject to the following conditions:

- 1) compliance with City Engineering Comments (The capacity and functionality of the lake needs to be analyzed for the reduction in size proposed, taking into account all development/area being provided detention in the lake. 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);**
- 2) revision of the site plan to illustrate location of the dumpster, if one is proposed; and**
- 3) labeling of lot size in square feet**

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.

**Lakeside Commercial Park Subdivision, Joy Springs Addition**  
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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](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.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 7, 2007

Lakeheron LLC  
c/o Ralph Neal  
3710 Lakeside Ct.  
Mobile, AL 36693

**Re: Case #ZON2007-02716 (Planned Unit Development)**  
**Lakeside Commercial Park Subdivision, Joy Springs Addition**  
780 Lakeside Drive  
(West side of Lakeside Drive, 730'± South of Lakeside Drive South, and  
extending South to the West terminus of Joy Springs Drive).  
Planned Unit Development Approval to allow shared access between two building  
sites.

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

At its meeting on December 6, 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) **compliance with City Engineering Comments (The capacity and functionality of the lake needs to be analyzed for the reduction in size proposed, taking into account all development/area being provided detention in the lake. 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);**
- 2) **revision of the site plan to illustrate location of the dumpster, if one is proposed; and**
- 3) **full compliance with all municipal codes and ordinances.**

**Lakeside Commercial Park Subdivision**  
**December 7, 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