

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 8, 2006

American Tennis Courts
161 N. Florida St.
Mobile, AL 36607

Re: Case #SUB2006-00278 (Subdivision)
American Tennis Courts Subdivision
West side of Bolton's Branch Drive, 620'± South of Halls Mill Road.
1 Lot / 1.4± Acres

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

At its meeting on December 7, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line;**
- 2) placement of a note on the site plan and plat stating that the site is limited to a total of two curb-cuts, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
and**
- 3) 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.

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 Tennis Courts Subdivision
December 8, 2006
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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: M. Don Williams Engineering

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 8, 2006

American Tennis Courts
161 N. Florida St.
Mobile, AL 36607

Re: Case #ZON2006-02449 (Planned Unit Development)
American Tennis Courts Subdivision
West side of Bolton's Branch Drive, 620' ± South of Halls Mill Road.
Planned Unit Development Approval to allow

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

At its meeting on December 7, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow an office/warehouse building, above-ground fuel tanks, and four containerized storage units on a single building site.

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

- 1) approval by the Board of Adjustment;
- 2) depiction of the 25-foot minimum building setback line;
- 3) placement of a note on the site plan and plat stating that the site is limited to a total of two curb-cuts, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) full compliance with Section 64-4.E. of the Zoning Ordinance;
- 4) revision of the site plan to show no above ground fuel storage tanks;
- 5) that no heavy vehicular or construction equipment shall be stored on site;
- 6) revision of the site plan to depict the tractor-trailer circulation route through the property;
- 7) provision of a revised site plan to the Planning Section of Urban Development prior to the signing and recording of the final plat;
- 8) completion of the Subdivision process; and
- 9) full compliance with all other municipal codes and ordinances.

American Tennis Courts Subdivision
December 8, 2006
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Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning