

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 20, 2006

J & D Development Co., Inc.
Don Hearn
3987 Wimbledon Pk.
Mobile, AL 36608

Re: Case #ZON2006-01868 (Planned Unit Development) (Holdover)
Belle Isle Subdivision, Resubdivision of Lots 1-6
4710 Belle Isle Lane
(North terminus of Belle Isle Lane).

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

At its meeting on October 19, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow a private street single-family residential subdivision.

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

- 1) **full compliance with City Engineering comments (According to the tax assessor's office and existing records in the Engineering Department, the property shown as a private drive is City of Mobile right of way. If the ROW has been vacated, ½ of the property would have been appropriated to the property owner on the other side of the ROW. If the ROW has been vacated and the applicant has obtained the property, the COM Engineering Department needs documentation prior to submittal of the final plat. If the property is COM ROW it should be constructed, by way of a Land Disturbance permit, to COM standards prior to submittal of the final plat. Add note stating no fill allowed in special flood hazard area without a land disturbance permit. Show minimum finished floor elevation on each lot. 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.);**

Belle Isle Subdivision, Resubdivision of Lots 1-6
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- 2) full compliance with the requirements of Section VIII.E.2 of the Subdivision Regulations;**
- 3) the application of standard setbacks and site coverage for the lots;**
- 4) that all applicable federal, State, and local approvals be obtained prior to permitting; and**
- 5) full compliance with all 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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 20, 2006

J & D Development Co., Inc.
Attn: Don Hearn
3987 Wimbledon Park
Mobile, AL 36608

Re: Case #SUB2006-00225 (Subdivision)
Belle Isle Subdivision, Resubdivision of Lots 1-6
4710 Belle Isle Lane
(North terminus of Belle Isle Lane).
6 Lots / 3.3± Acres

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

At its meeting on October 19, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) full compliance with City Engineering comments (According to the tax assessor's office and existing records in the Engineering Department, the property shown as a private drive is City of Mobile right of way. If the ROW has been vacated, 1/2 of the property would have been appropriated to the property owner on the other side of the ROW. If the ROW has been vacated and the applicant has obtained the property, the COM Engineering Department needs documentation prior to submittal of the final plat. If the property is COM ROW it should be constructed, by way of a Land Disturbance permit, to COM standards prior to submittal of the final plat. Add note stating no fill allowed in special flood hazard area without a land disturbance permit. Show minimum finished floor elevation on each lot. 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) full compliance with the requirements of Section VIII.E.2 of the Subdivision Regulations;**
- 3) the placement of a note on the final plat stating that if use of the gate were to cease, the subdivision would no longer be in compliance with the Subdivision Regulations and the street would have to be brought into compliance with City standards for a public street;**

- 4) the application of standard setbacks and site coverage for the lots;**
- 5) that all applicable federal, State, and local approvals be obtained prior to permitting; and**
- 6) the labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information.**

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.

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 and Coleman Engineers, Inc.