

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 20, 2007

JSMM, LLC  
c/o Max Morey  
754 Government Street  
Mobile, AL 36602

**Re: Case #SUB2006-00318 (Subdivision)**  
**JSMM, LLC Subdivision**  
754 Government Street  
(North side of Government Street, 56'± East of South Bayou Street, extending to  
Conti Street).  
2 Lots / 0.3± Acre

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

At its meeting on April 19, 2007, the Planning Commission waived Sections V.D.1., V.D.2. and V.D.9. and approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that Lots 1 and 2 are limited to one shared curb-cut onto Government Street, and that Lot 2 is limited to one curb-cut onto Bayou Street and one curb-cut onto Conti Street, with the size, design and location of all curb-cuts to be approved by Traffic Engineering (and ALDOT for Government Street), and to conform with AASHTO standards; and**
- 2) 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](mailto:travisz@cityofmobile.org).

**JSMMLLC Subdivision**  
**April 20, 2007**  
**Page 2**

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: Polysurveying Engineering and Land Surveying

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 20, 2007

JSMM, LLC  
c/o Max Morey  
754 Government Street  
Mobile, AL 36602

**Re: Case #ZON2006-02756 (Planned Unit Development)**  
**JSMM, LLC Subdivision**  
754 Government Street  
(North side of Government Street, 56'± East of South Bayou Street, extending to  
Conti Street).

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

At its meeting on April 19, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow shared access and parking between two building sites.

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

- 1) completion of the Subdivision process;**
- 2) revision of the site plan to comply with the revised Traffic Engineering comments (Eliminate the first angled parking space (near Bayou Street) and eliminate the two 90-degree parking spaces at the Eastern property line to allow adequate maneuvering space. Driveway number, sizes, location and design to be approved by Traffic Engineering (and ALDOT for Government Street), and conform to AASHTO standards);**
- 3) revision of the site plan to show additional compliance, if possible, with the tree and landscaping requirements of the Zoning Ordinance, to be coordinated with Urban Forestry;**
- 4) provision of a revised site plan to the Planning Section of Urban Development prior to the signing of the final plat; and**
- 5) full compliance with all other municipal codes and ordinances.**

**JSM, LLC Subdivision**  
**April 20, 2007**  
**Page 2**

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