

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 17, 2006

Jimmy Jemison  
8011 Zeigler Blvd.  
Mobile, AL 36608

**Re: Case #SUB2006-00251**  
**Jemison Subdivision**  
7895 and 8011 Zeigler Boulevard  
(South side of Zeigler Boulevard, ¼ mile± West of Zeigler Boulevard).  
1 Lot / 2.0± Acres

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

At its meeting on November 16, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the plat stating that the lot is limited to two curb-cuts onto Zeigler Boulevard, with the size, design and location to be approved by the Mobile County Engineering Department;**
- 2) provision of a letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances to the Mobile County Engineering Department prior to the issuance of permits;**
- 3) labeling of the lot with its size in square feet, or provision of a table on the plat with the same information; and**
- 4) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.**

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.

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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: Polysurveying Engineering – Land Surveying