

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 17, 2006

Mt. Zion Primitive Baptist Church
867 Baltimore Street
Mobile, AL 36603

Re: Case #SUB2006-00257
Mt Zion Baptist Church Subdivision
West side of I-10 Service Road, extending from Nellie Street to Duval Street.
1 Lot / 1.3± 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) dedication of sufficient right-of-way to provide 25 feet as measured from the centerline of Nellie Street;**
- 2) placement of a note on the plat stating that the site is denied access to Nellie Street, and limited to one curb-cut onto Duval Street and one curb-cut onto the Interstate 10 service road, with the size, design and location to be approved by Traffic Engineering and ALDOT, and comply with AASHTO standards;**
- 3) revision of the property line at all street intersections to reflect the radius requirements stated in Section V.D.6. of the Subdivision Regulations;**
- 4) depiction of the 25-foot minimum building setback line from all street frontages, including dedications and adjustments for intersection corners;**
- 5) labeling of the lot with its size in square feet, or provision of a table on the plat with the same information;**
- 6) correction of the spelling of Duval Street; and**
- 7) 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.

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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.

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: Frank A. Dagley and Associates, Inc.