

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 20, 2006

Vaughan Drinkard, Jr., Trustee of Nelsie T. Harris Trust & Cliff B. Harris, Trust B  
1070 Government St.  
Mobile, AL 36604

**Re: Case #ZON2006-02049 (Planned Unit Development)**

**Wade Business Park Subdivision**

North side of Government Boulevard, 530'± East of Lakeside Drive, adjacent to the West side of Montlimar Creek Drainage Canal, extending to the East side of Lakeside Drive at the East terminus of Joy Springs Drive.

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 commercial subdivision..

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

- 1) **compliance with Engineering comments (Show minimum finished floor elevation on each lot on the final plat. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands. 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) **compliance with the requirements of Section VIII.E.2 of the Subdivision Regulations;**
- 3) **provision of a revised site plan to include a table indicating the quantity of landscaping required, and to illustrate the location of the required trees to be planted, prior to signing the final plat;**
- 4) **the placement of the 25-foot building setbacks on the revised site plan; and**
- 5) **full compliance with all other municipal codes and ordinances.**

**Wade Business Park Subdivision**  
**October 20, 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

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 20, 2006

Vaughan Drinkard, Jr., Trustee of Nelsie T. Harris Trust & Cliff B. Harris, Trust B  
1070 Government St.  
Mobile, AL 36604

**Re: Case #SUB2006-00224 (Subdivision)  
Wade Business Park Subdivision**

North side of Government Boulevard, 530'± East of Lakeside Drive, adjacent to the West side of Montlimar Creek Drainage Canal, extending to the East side of Lakeside Drive at the East terminus of Joy Springs Drive.  
4 Lots / 9.5± 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) compliance with Engineering comments (Show minimum finished floor elevation on each lot on the final plat. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands. 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) compliance with the requirements of Section VIII.E.2 of the Subdivision Regulations; and**
- 3) the placement of the 25-foot building setbacks on the final plat.**

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: Speaks & Associates Consulting Engineers, Inc.