

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 6, 2006

MOJO, LLC  
3378 Moffett Rd.  
Mobile, AL 36607

**Re: Case #SUB2006-00211**  
**Wolf Ridge Commercial Subdivision**  
Northwest corner of Moffett Road and Wolf Ridge Road.  
2 Lots / 3.1± Acres

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

At its meeting on October 5, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **that no building permits be issued until the rezoning process to eliminate split zoning of the site is completed;**
- 2) **placement of a note on the final plat stating that the subdivision is limited to two curb cuts to Moffett Road, with size, location and design to conform to AASHTO standards, and to be approved by Traffic Engineering and ALDOT; and**
- 3) **placement of a note on the final plat stating that the subdivision is limited to two curb cuts to Wolf Ridge Road, with size, location and design to conform to AASHTO standards, and to be approved by Traffic Engineering.**

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).

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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

cc: Byrd Surveying, Inc.