

**SIDEWALK WAIVER REQUEST STAFF REPORT**      **Date: December 16, 2004****NAME**

Monticello Fund, L.L.C.

**LOCATION**1951 West I-65 Service Road North  
(Northwest corner of West I-65 Service Road North and Brookdale Drive North)**PRESENT ZONING**

I-1, Light Industry

**ENGINEERING****COMMENTS**

Recommend waiver. Sidewalk cannot be constructed to City of Mobile standards due to existing location of stormwater drainage ditch.

**URBAN FORESTRY****COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

**REMARKS**

The applicant is requesting the waiver of the sidewalk requirements along West I-65 Service Road North of the site.

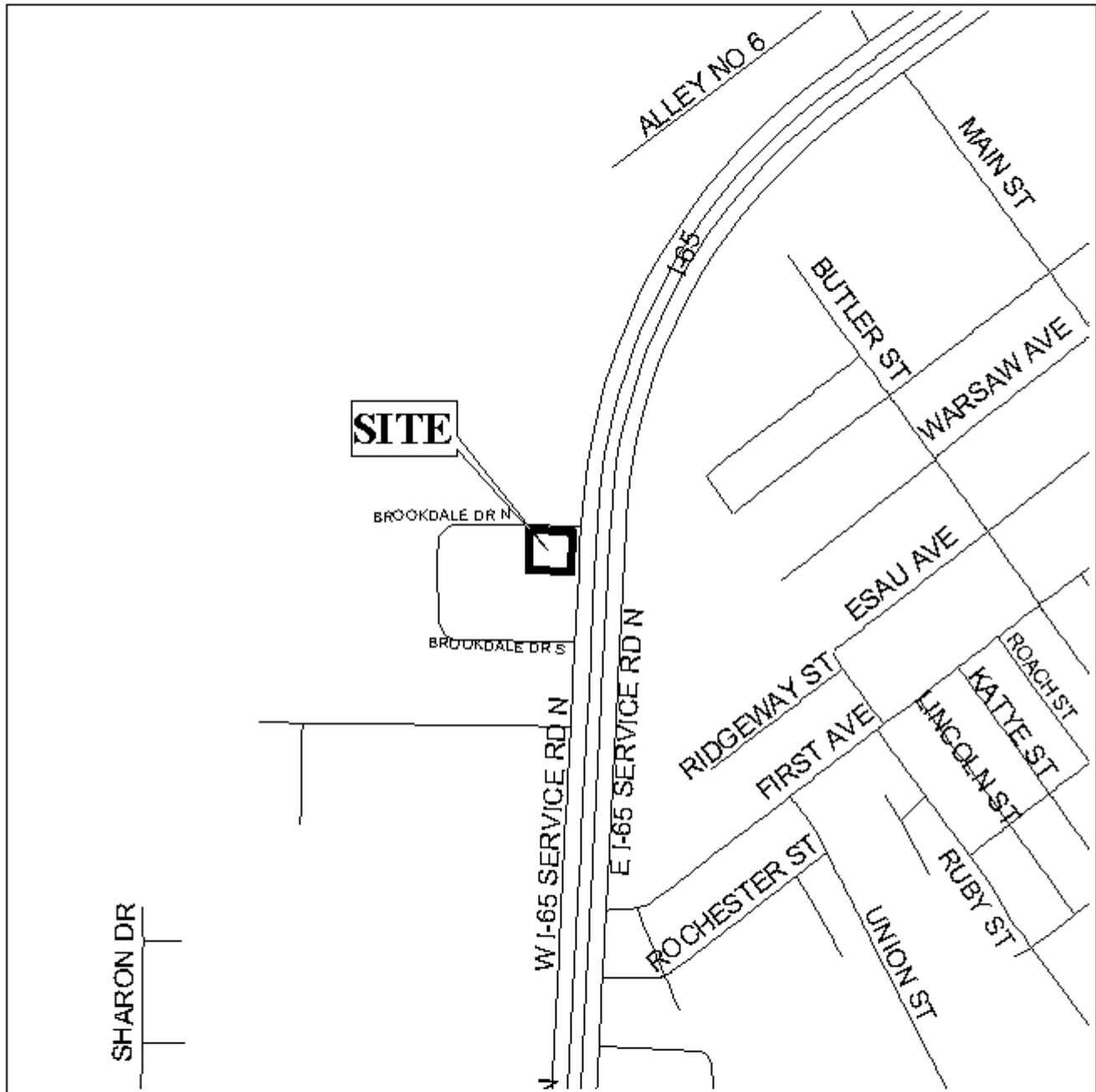
The applicant states that the construction of a sidewalk is not possible due to an existing drainage ditch between the property line and the edge of pavement.

The topo and cross-section submitted by the applicant, as well as Engineering Comments, support the applicant's statement.

**RECOMMENDATION**

Based on the preceding, it is recommended that this sidewalk waiver be approved.

# LOCATOR MAP



APPLICATION NUMBER 12 DATE December 16, 2004

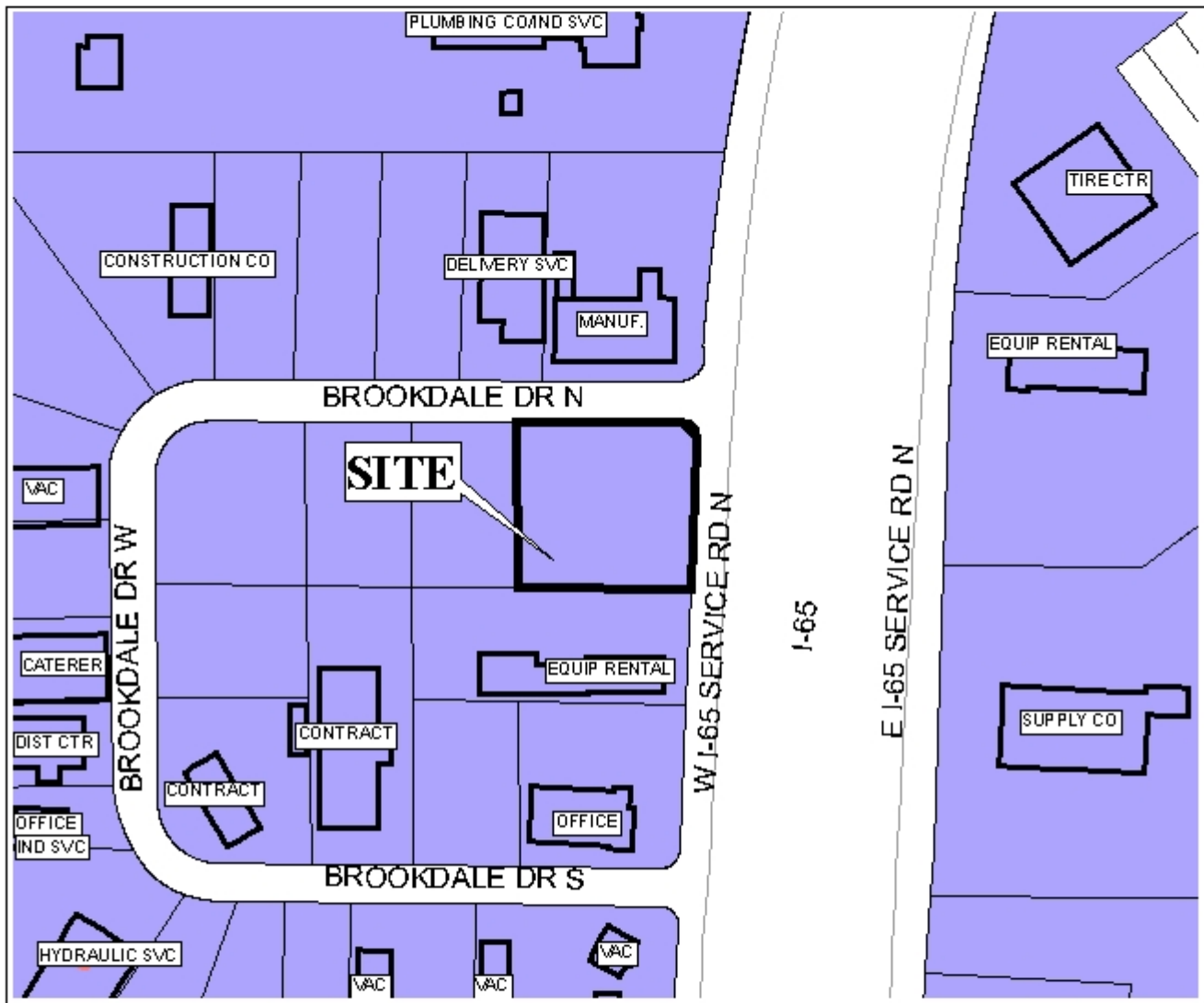
APPLICANT The Monticello Fund LLC

REQUEST Sidewalk Waiver



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and industrial sites.

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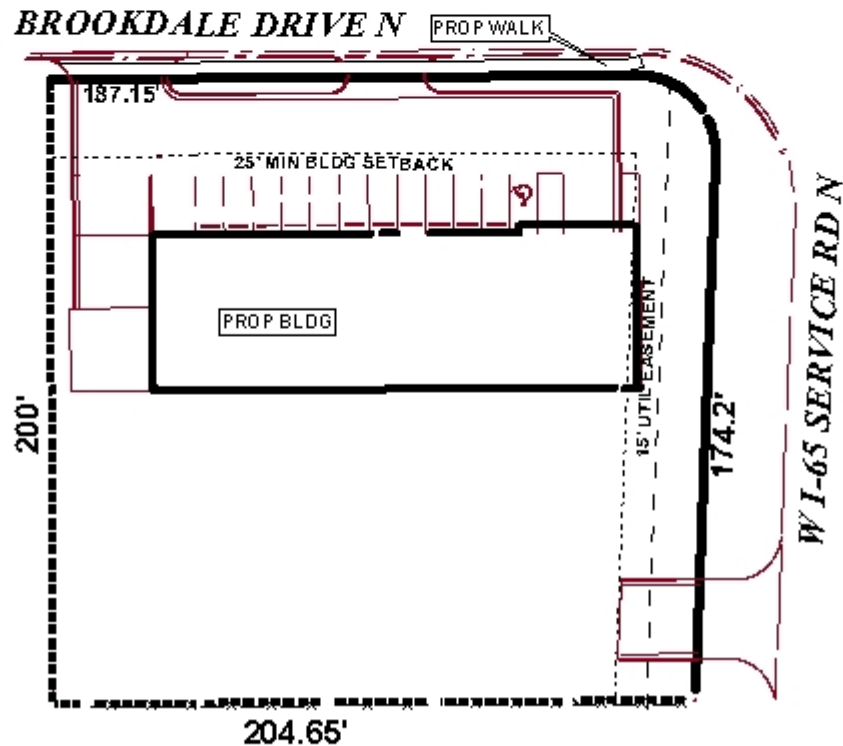
LEGEND 

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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## SITE PLAN



The site plan illustrates the proposed building, parking, setbacks, and existing easements

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