

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 2, 2007

Sheng Chen
3293 Oak Grove
Godsen, AL 35905

Re: Case #SUB2007-00029

Chen Subdivision

162 Mobile Street, 2667 and 2663 Springhill Avenue
(Northeast corner of Mobile Street and Springhill Avenue).
1 Lot / 0.6± Acre

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

At its meeting on March 1, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of right-of-way sufficient to provide 50-feet from the centerline of Mobile Street; and**
- 2) placement of a note on the final plat stating that the development is allowed the existing curb cuts to Mobile Street and Springhill Avenue; however, if the site is redeveloped the size, location and design of any curb cuts to be approved by Traffic Engineering (and ALDOT if Springhill Avenue), and in conformance with AASHTO standards.**

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.

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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: Polysurveying Engineering and Land Surveying