

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 21, 2006

Joyce Morrisette
c/o Lulie Rutledge
4 Moulton Place
Mobile, AL 36608

Re: Case #SUB2006-00290
Spring Place Subdivision
230 South McGregor Avenue
(East side of South McGregor Avenue, 280'± South of the East terminus of
Turnout Lane).
2 Lots / 0.6± Acre

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

At its meeting on December 21, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) adjustment of the 25-foot minimum building setback line to reflect a future right-of-way width of 40 feet, as measured from the centerline of South McGregor Avenue;**
- 2) placement of a note on the plat stating that each lot is limited to one curb-cut onto South McGregor Avenue, with the size, design and location to be approved by Traffic Engineering, and comply with AASHTO standards;**
- 3) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information;**
- 4) provision of evidence of permits to move or demolish the existing structure(s) prior to the signing of the final plat; and**
- 5) 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: Rester and Coleman Engineers, Inc.