

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 9, 2009

Michael B. Mosley
3903 McGregor Court
Mobile, AL 36608

Re: Case #SUB2008-00252
Mosley Place Subdivision
3903 McGregor Court
(Southwest corner of McGregor Court and South McGregor Avenue).
1 Lot / 0.5± Acre

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

At its meeting on January 8, 2009, the Planning Commission waived Section V.D.1. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide 40' from the centerline of McGregor Avenue, in compliance with the Major Street Plan;**
- 2) **dedication of a 25' radius curve at the intersection of McGregor Avenue and McGregor Court;**
- 3) **illustration of a 12' side street yard minimum building setback line along the East side of the property, and an 8' rear yard minimum building setback line along the South side of the property, both as measured from any required right-of-way dedication;**
- 4) **placement of a note on the final plat stating that the lot is limited to one curb cut to McGregor Court, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **placement of a note on the final plat stating that there is to be no direct access to McGregor Avenue;**
- 6) **labeling of the lot with its size in square feet and acres, or the provision of a table on the plat furnishing the same information;**
- 7) **placement of a note on the final plat stating that the property owner will be responsible for moving the existing fence within the right-of-way to at least the rear property line when the City of Mobile undertakes the widening of McGregor Avenue;**

- 8) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 9) subject to the Engineering Comments: *(Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit).*

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 (DXF or DWG – AutoCAD 2007 compatible) 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: Haidt Land Surveying