



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 14, 2015

Jeffery Quinnelly  
3774 Sheip's Lane  
Mobile, AL 36608

**Re: 406 & 456 North McGregor Avenue**  
(Northeast corner of North McGregor Avenue and Sheips Lane).  
Council District 7  
**SUB2015-00066**  
**Pineview Heights Subdivision, Resubdivision of Lots 1 & 34**  
2 Lots / 0.4± Acre

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

At its meeting on August 6, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Removal of the zoning district information for Lot A and Lot B from the plat;**
- 2) **Placement of a note on the plat stating: "*Setbacks for Lots A and B shall be per Zoning Ordinance requirements*";**
- 3) **Placement of a note on the plat stating: "*Each lot should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards*";**
- 4) **Compliance with the revised Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering*)**

**Pineview Heights Subdivision, Resubdivision of Lots 1 & 34**  
**August 14, 2015**

*signatures. C. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. D. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*

- 5) *Compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 6) *Compliance with 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).);*
- 7) *Compliance with Fire comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)); and*
- 8) **Completion of the Subdivision process prior to any request for final inspections for the proposed building on Lot A.**

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 (1) 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 [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

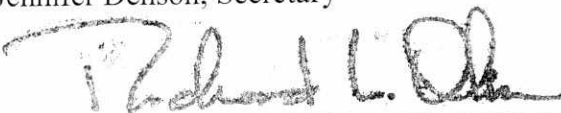
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_



Richard Olsen  
Deputy Director of Planning

cc: Erdman Surveying, LLC