

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 8, 2008

The Mitchell Company  
Attn: Don Kelly  
P.O. Box 160306  
Mobile, AL 36616

**Re: Case #SUB2008-00002**  
**Old Shell & McGregor Subdivision**  
Southwest corner of Old Shell Road and South McGregor Avenue.  
1 Lot / 1.6± Acres

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

At its meeting on February 7, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **Dedication as necessary along McGregor Avenue to provide a minimum of 40' from centerline;**
- 2) **Dedication as necessary along Old Shell Road to provide a minimum of 35' from centerline;**
- 3) **Dedication as necessary to provide an adequate radius at the intersection of McGregor Avenue and Old Shell Road, to be determined by the City Engineering Department;**
- 4) **Placement of a note on the final plat stating that the subdivision is limited to one curb cut to McGregor Avenue, located near the southern boundary of the lot, exact size, location and design to conform to AASHTO standards and approved by the Traffic Engineering Department;**
- 5) **Placement of a note on the final plat stating that the subdivision is limited to one curb cut to Old Shell Road, located near the western boundary of the lot, exact size, location and design to conform to AASHTO standards and approved by the Traffic Engineering Department;**
- 6) **Provision of documentation that any and all rights to the existing cross easements on this property for ingress and egress to other properties have been relinquished by all effected property owners, said document to be recorded in Probate Court and recording information to be referenced on the Final Plat; and**
- 7) **Placement of a note on the Final Plat stating that the required building setback line Shall be in accordance with City of Mobile Zoning Ordinance requirements.**

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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](mailto: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.