

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 2, 2007

Jeff W. and Regina N. McPhillips
255 Woodlands Avenue
Mobile, AL 36607

Re: Case #SUB2007-00258
Chateauguay Place Subdivision, McPhillips Addition to
255 Woodlands Avenue
(West side of Woodlands Avenue, 150'± North of Spring Hill Avenue).
1 Lot / 0.5± Acre

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

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

- 1) labeling of the lot with its size in square feet, or the provision of a table on the final plat with the same information;**
- 2) placement of a note on the final plat stating that the site is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering, and conform to AASHTO standards; and**
- 3) the placement of the 25-foot minimum building setback lines on the Final Plat.**

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: Byrd Surveying, Inc.