

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 3, 2004

G. R. Harvill, Inc.
2604 Halls Mill Road
Mobile, AL 36606

Re: Case #SUB2004-00184
Greenwood Subdivision
251 South McGregor Avenue (West side of South McGregor Avenue, 200'±
North of Pinebrook South).
5 Lots / 2.0± Acres - Council District 5

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

At its meeting on September 2, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) dedication of sufficient right-of-way along McGregor Avenue to provide 40' from centerline, as shown on the plan submitted;
- (2) full compliance with the comments from the City Engineering Department (Discharge onto adjacent property cannot be increased or concentrated without a hold harmless agreement from the affected property owner. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit);
- (3) full compliance with the private street requirements of the Subdivision Regulations (Section VIII.E);
- (4) developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits; and
- (5) the gate to remain operational and in use, if gate ceases to be used, the street must be brought into compliance with city standards and dedicated to the city.

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 henley@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Victor McSwain, Secretary

By: /s/ Margaret Pappas, Planner II

cc: Rester and Coleman Engineers, Inc.
James W. Berney