

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 19, 2003

Richard M. Pennington and Gonzalo F. Montiel
3800 Austill Lane, #4
Mobile, AL 36608

Re: Case #SUB2003-00286

McGregor Manor Subdivision, Resubdivision of Lots 1 & 2

157 North McGregor Avenue (West side of McGregor Avenue, 100'± North of Austill Lane).

1 Lot / 0.5± Acre

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

At its meeting on December 18, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) dedication of the necessary right-of-way to provide 25-feet from the centerline of McGregor Avenue; and
- (2) the placement of a note on the final plat stating that the site is limited to one curb cut, with the location and design to be approved by Traffic Engineering.

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 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/ Richard Olsen, Planner II

cc: Hatch Mott McDonald