

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 3, 2003

Alabama Realty Company, Inc.
P. O. Box 421
Mobile, AL 36601

Re: Case #SUB2003-00200

Alabama West Subdivision

Southeast corner of Halls Mill Road and McVay Drive, extending East and South to the North side of Bolton Branch and McLaughlin's 2nd Addition to Navco Road Subdivision.
15 Lots / 26.2± Acres

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

At its meeting on October 2, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) dedication of adequate right-of-way to provide 35-feet from the centerline of Halls Mill Road;
- (2) placement of a note on the final plat stating that access to McLaughlin Drive West is denied;
- (3) provision of 25-foot minimum building setback lines (from any dedication along Halls Mill Road); and
- (4) placement of a note on the final plat stating that all curb cuts must be approved by both the Urban Development Department (including Urban Forestry) and 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.

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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

Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II

cc: Byrd Surveying, Inc.