

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 7, 2003

Pete Vallas
1660 Government St.
Mobile, AL 36604

Re: Case #SUB2003-00224
Ashland Village L.L.C. Subdivision
2401 and 2403 Old Shell Road (Southwest corner of Old Shell Road and Homer Street).
1 Lot / 0.5± Acre

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

At its meeting on November 6, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **the placement of a note on the final plat stating that the size, number, location and design of all curb cuts must be approved by Traffic Engineering;**
- 2) **the placement of a note on the final plat stating that with the site being a corner lot, the dedication of a 25' radius should be required; and**
- 3) **the placement of the 25' minimum setback lines along Old Shell Road and 20' along Homer Street.**

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: Polysurveying Engineering – Land Surveying