

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 5, 2003

James F. Barter, Jr.  
417 Coventry Way  
Mobile, AL 36606

**Re: Case #SUB2003-00268**  
**Dauphin Place North Subdivision**  
1801 and 1805 Dauphin Street (Southwest corner of Dauphin Street and Houston Street)  
2 Lots / 0.5± Acre

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

At its meeting on December 4, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the provision of a 45-foot setback line along Dauphin Street (this would apply to new additions);
- (2) the placement of a note on the final plat stating that the size, location and design of any curb cuts must be approved by Traffic Engineering; and
- (3) the dedication of a 25' radius at the intersection of Dauphin and Houston Streets.

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](mailto: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: Lovitte Surveying, Inc.