

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 17, 2006

Margaret H. Dixon
152 Tuthill Lane
Mobile, AL 36608

Re: Case #SUB2006-00028
Dixon Estates Subdivision, Unit One
152 Tuthill Lane
(Northeast corner of Tuthill Lane and Stein Avenue)
3 Lots / 2.6± Acres

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

At its meeting on March 16, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 25 feet from the centerlines of Tuthill Lane, Stein Avenue, and College Lane;**
- 2) dedication of a 25-foot curb radius at the intersection of Tuthill Lane and Stein Avenue;**
- 3) the depiction of the 25-foot setback lines on the final plat;**
- 4) the placement of a note on the final plat stating that the Lots 1 and 2 are limited to a single curb cut each, and that Lot 3 is limited to a single curb cut to each street; and**
- 5) that all lots be recorded at the same time.**

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 marti.watson@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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen, Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.