

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 7, 2005

Karen H. Carr, Michael A. Smith, and
Linda Grubbs Fucich
1002 Dauphin Street
Mobile, AL 36604

Re: Case #SUB2004-00258

Grubbs – Smith Subdivision

1000 and 1002 Dauphin Street (North side of Dauphin Street, 330'± East of North Pine Street, extending to the East terminus of New St. Francis Street).

2 Lots / 1.1± Acres - Council District 2

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

At its meeting on January 6, 2005, the Planning Commission waived Section V.D.3, of the Subdivision Regulations, and approved the above referenced subdivision subject to the following conditions:

- (1) submission of documentation establishing the parcels prior to 1952;
- (2) rezoning of the parcel to a single zoning classification;
- (3) the depiction of the 25' building setback lines on the final plat; and
- (4) the provision of a buffer between the property and abutting R-1 zoned parcels, per Section V.A.7 of the Subdivision Regulations.

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.

**Karen H. Carr, Michael A. Smith, and
Linda Grubbs Fucich (Case #SUB2004-00258)
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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: Harper & Garratt Engineering