

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 6, 2003

Sally B. Jackson
6300 Piccadilly Square Dr.
Mobile, AL 36609

Re: Case #SUB2003-00109 (Subdivision)
Long Street Bungalows Subdivision
West side of Long Street, 600' \pm South of Old Shell Road.
14 Lots / 6.5 \pm Acres

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

At its meeting on June 5, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) exact road location and design to be coordinated with Urban Forestry, Planning and Engineering prior to issuance of any permits;
- 2) building setbacks to be coordinated with Urban Forestry and Planning, and reflected on the final plat;
- 3) construction of Long Street, from Old Shell Road to the proposed street, to a standard approved by City Engineering;
- 4) dedication and construction of the proposed street to city standards;
- 5) provision of sidewalks for the entire development, including the West side of Long Street;
- 6) dedication of the drainage right-of-way as shown on the plan submitted; and
- 7) placement of a note on the final plat stating that all common areas to be maintained by the property owners.

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.

Long Street Subdivision

June 5, 2003

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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.

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: _____
Richard Olsen, Planner II

cc: M. Don Williams Engineering