

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 20, 2005

Don Bowden  
Bowden Architecture  
P.O. Box 40693  
Mobile, AL 36640

**Re: Case #SUB2005-00083**  
**Maisel Commercial Subdivision**  
4503 Old Shell Road (South side of Old Shell Road, 460'± West of McGregor Avenue).  
1 Lot / 0.2± Acre

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

At its meeting on May 19, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the depiction of the 25-foot minimum building setback line on the Final Plat; and**
- 2) placement of a note on the Final Plat stating the site is limited to one curb cut onto Old Shell Road, with the size, location and design to be approved by Traffic Engineering, and conform to AASHTO standards.**

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).

**Maisel Commercial Subdivision**  
**May 20, 2005**  
**Page 2**

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/ Margaret Pappas, Deputy Director  
Planning and Development

cc: Lawler and Company  
Herman Maisel