

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 17, 2006

James E. McKinley  
1903 Lapaz Avenue  
Saraland, AL 36571

**Re: Case #SUB2006-00005**  
**McKinley Place Subdivision**  
3490 Ching Dairy Road  
(Southeast corner of Ching Dairy Road and Ching Lynch Road).  
4 Lots / 1.2± Acres

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

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

- 1) **the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet), from the centerline of Ching Dairy Road;**
- 2) **the placement of a note on the final plat stating that access be denied to Lot 1 from Ching Dairy Road;**
- 3) **the provision of the existing structure located on Lot 3 be removed or relocated to comply with the minimum building setbacks prior to the recording of the final plat;**
- 4) **the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and**
- 5) **the placement of the 25-foot minimum setback lines on the final plat.**

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.

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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 [marti.watson@cityofmobile.org](mailto:marti.watson@cityofmobile.org).

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: Regan Land Surveying, Inc.