

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 5, 2004

Brenda Barnes
2282 Moss creek Court
Mobile, AL 36695

Re: Case #SUB2004-00226
Mechem & Blairs Subdivision, Resubdivision of Lots 19, 20 & 21
Northeast corner of North Sage Avenue and Mathers Street.
1 Lot / 0.4± Acre - Council District 1

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

At its meeting on November 4, 2004, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the dedication of a 25-foot radius at the corner of North Sage Avenue and Mathers Street;
- (2) the placement of the 25-foot minimum setback lines on the final plat; and
- (3) that the entire site be rezoned to one zoning classification prior to the recording of 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.

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.

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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: Regan Land Surveying, Inc.