

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 20, 2005

JPC Properties, LLC
2001 Spring Hill Av.
Mobile, AL 36607

Re: Case #SUB2005-00084
Medical Landing Subdivision
2001 Spring Hill Avenue, and 139 and 141 Tuscaloosa Street (Southwest corner of Spring Hill Avenue and Tuscaloosa Street).
1 Lot / 0.8± Acre

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

At its meeting on May 19, 2005, the Planning Commission waived Section V.B.16 and V.D.6. and approved the above referenced subdivision subject to the following conditions:

- 1) the demolition of the existing residential structures prior to the recording of the final plat;
- 2) placement of a note on the Final Plat stating the site is limited to the existing curb cut along Spring Hill Avenue, and one new curb cut on the south side of the site along Tuscaloosa Street, contingent upon the removal of the two existing curb-cuts onto Tuscaloosa Street, with the size, location and design to be approved by Urban Forestry and Traffic Engineering, and conform to AASHTO standards;
- 3) placement of a note on the final plat stating that preservation status is to be given to the 48" Live Oak Tree located on the East side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;
- 4) provision of landscaping and a new curb and gutter in the right-of-way area of the removed curb-cuts; and
- 5) correction of the dimensions depicted on the 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

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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.

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: Marshall A. McLeod, P.L.S., L.L.C.
Claude L. Buerger
Caroline E. Buerger