

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 20, 2002

Council Powell, Sr.
18 Edgefield Road
Mobile, AL 36608

Re: Case #SUB2002-00206

Northside Check Exchange Subdivision

2102 St. Stephens Road (East side of St. Stephens Road, 50'± North of Rosemont Avenue).

1 Lot / 0.3± Acres

Dear Applicant(s):

At its meeting on September 19, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of St. Stephens Road;
- 2) the placement of a note on the final plat stating that the site is limited to one curb cut to St. Stephens Road;
- 3) provision of a buffer in compliance with Section V.A.7 of the Subdivision Regulations where the site adjoins residential property; and
- 4) the placement of the twenty-five foot minimum building setback line 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.

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, Planner II

cc: Byrd Surveying, Inc.