

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 4, 2005

Richard Talbott  
305 University Boulevard  
Mobile, AL 36608

**Re: Case #SUB2005-00025**  
**Richard Talbott Subdivision**  
3456 Stein Avenue (Northeast corner of Stein Avenue and Dogwood Lane).  
2 Lots / 0.9± Acre  
Council District 7

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

At its meeting on March 3, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the dedication of 2.5 feet of right-of-way along Stein Street and 8.5 feet of right-of-way along Dogwood Lane, in accordance with Section V.B.14.;
- (2) the adjustment of the property line at the corner of Dogwood Lane and Stein Street to reflect a minimum 10 foot radius in accordance with Section V.D.6.;
- (3) the depiction of the 25-foot minimum building setback line from dedicated right-of-way; and
- (4) the correction of the directional bearings on the northwest property line to agree with the written description of the site boundaries.

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).

**Richard Talbott (Case #SUB2005-00025)**

**May 4, 2005**

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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: Polysurveying Engineering – Land Surveying  
Neil Wimberly