

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 17, 2006

Margery S. Hoagland
3820 Scenic Drive
Mobile, AL 36605

Re: Case #SUB2006-00032
Riverview Subdivision, Resubdivision of Part of Lots 14, 15 & 16
3820 Scenic Drive
(West side of Scenic Drive, 1,400'± South of Harbor View Court)
3 Lots / 1.5± Acres

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

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

- 1) approval by all applicable federal, state, and local agencies prior to the issuance of any permits;**
- 2) removal of the accessory structure from Lot B prior to signing the final plat; and**
- 3) the dedication of 5 feet from the centerline of Scenic Drive, as shown on the plat submitted.**

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 marti.watson@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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen, Deputy Director of Planning

cc: Regan Land Surveying, Inc.