

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 3, 2003

Elcan & Associates, Inc.
c/o Daniel G. Elcan, President
P. O. Box 8326
Mobile, AL 36689

Re: Case #SUB2003-00206

Shoppes of Midtown Subdivision

1500 Government Street and 211, 213, 217, and 219 South Catherine Street
(Northwest corner of Government Street and Etheridge Street, extending to the East side of Catherine Street, 175'± North of Government Street, and to the East side of Etheridge Street, 100'± South of Farmer Street).
3 Lots / 5.9± Acres

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

At its meeting on October 2, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) dedication of sufficient right-of-way along Etheridge Street to provide 25' from centerline;
- (2) placement of a note on the final plat stating that all ingress and egress from Government Street is to be shared access with Lot 1;
- (3) placement of a note on the final plat stating that ingress and egress on Government and South Catherine Streets is to be coordinated with Urban Forestry;
- (4) placement of a note on the final plat stating that the 40" Live Oak on the West side of the property (on South Catherine Street) be given preservation status and all work under the canopy would therefore have to be permitted and coordinated with Urban Forestry; and
- (5) provision of a privacy fence and landscaped buffer (as indicated on the plan submitted) along portions of the North and West property lines, where the commercial site abuts existing residences.

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.

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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/ Richard Olsen, Planner II

cc: Lawler and Company