

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 5, 2003

William A. Moseley
1569 Dauphin Street
Mobile, AL 36604

Re: Case #SUB2003-00184

Sue Moseley Place Su division

1569 Dauphin Street (Southeast corner of Dauphin Street and Macy Place).
2 Lots / 1.3± Acres

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

At its meeting on September 4, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet), from the centerline of Dauphin Street;
- (2) the placement of a note on the final plat stating that Lot 1 is limited to the existing curb cut, to Dauphin Street and one curb cut to Macy Place, size, location and design to be approved by Traffic Engineering; and
- (3) Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). All trees 30" and larger be given protection. They consist of Pecan, Magnolia and Live Oak. All work under the drip line of the tree is to be coordinated with Urban Forestry. Removal of these trees will require approval from the Mobile Planning Commission.

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.

William A. Moseley (Case #SUB2003-00184)
September 5, 2003
Page 2

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: Rester and Coleman Engineers, Inc.