

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 19, 2005

Elizabeth B. Walker  
13 Wimbledon Drive East  
Mobile, AL 36608

**Re: Case #SUB2005-00160**  
**Wimbledon Subdivision, First Unit, Resubdivision of Lots 13, 14 & 15, Block**  
**1**  
11 and 13 Wimbledon Drive East, and 161 South McGregor Avenue  
(Northwest corner of Wimbledon Drive East and South McGregor Avenue).  
4 Lots / 1.4± Acres

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

At its meeting on August 18, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way along both Wimbledon Drive East and South McGregor Avenue to provide a distance of 40-feet from the centerline of each roadway;**
- 2) placement of a note on the Final Plat stating that lots 1 and 4 are limited to their existing curb-cuts, and that lots 2 and 3 are limited to one curb-cut each, with curb-cut sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) provision of evidence that all existing structures to remain meet front, side and rear yard setbacks from the new property lines, and;**
- 4) depiction of the 25-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.

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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 [olsen@cityofmobile.org](mailto:olsen@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: \_\_\_\_\_  
Richard Olsen, Deputy Director of Planning

cc: Thompson Engineering