

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 22, 2006

Backlund & Associates  
30555 Carribbean Blvd.  
Spanish Fort, AL 36527

**Re: Case #SUB2006-00200  
Backlund Subdivision**

East side of Bellingrath Road, 2,250'± North of Laurendine Road, extending to the West side of Brasfield Road, 1,970'± North of Laurendine Road.  
2 Lots / 11.9± Acres

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

At its meeting on September 21, 2006, the Planning Commission approved the above referenced subdivision, subject to the following conditions:

- 1) placement of a note on the final plat stating that no future subdivision is allowed until lots have adequate frontage on an improved public street;**
- 2) depiction of the 25-foot minimum building setback lines, required by Section V.D.9.;**
- 3) dedication of right-of-way sufficient to provide 50-feet as measured from the centerline of Bellingrath Road; and**
- 4) placement of a note on the plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.**

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 [travisz@cityofmobile.org](mailto:travisz@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: Byrd Surveying, Inc.