

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 21, 2003

Rebecca K. Landry
331 Hadrian Street
Mobile, AL 36606

Re: Case #SUB2003-00252
Belmont Lake Estates Subdivision, Phase II
North side of Belmont Park Drive, 470'± East of Dawes Lane Extension.
5 Lots / 3.0± Acres

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

At its meeting on November 20, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the placement of a note on the final plat stating that Lots 1 and 5 are denied direct access to Belmont Park Drive;
- (2) the placement of a note on the final plat stating that maintenance of all common areas are the responsibility of the property owners;
- (3) that the drainage easement along Lot 1 and portions of Lot 2 to be increased to 7½ feet;
- (4) the placement of a note on the final 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; and
- (5) the developer obtain any necessary approvals from all applicable federal, state and local agencies prior to the issuance of any permits.

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.

Rebecca K. Landry (Case #SUB2003-00252)

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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

Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II

cc: Moseley Surveying Co.