

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 8, 2006

Blankenship Enterprises  
1305 Spring Hill Av.  
Mobile, Al 36616

**Re: Case #SUB2006-00198 (Subdivision)**

**Universal Subdivision**

2850 and 2852 Government Boulevard

(Northwest corner of Government Boulevard and Magnolia Road, extending to the North side of Brossett Street and the East side of Yeager Court).

3 Lots / 1.9± Acres

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

At its meeting on September 7, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of right-of-way sufficient to provide 25 feet from the centerline of Magnolia Road;**
- 2) the placement of a note on the final plat stating that the site is limited to a single curb cut to each street from each lot, with size, location, and design subject to Traffic Engineering approval; and**
- 3) completion of the Rezoning process prior to signing 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.

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).

**Universal Subdivision**  
**September 8, 2006**  
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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: Frank A. Dagley & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 8, 2006

Blankenship Enterprises  
1305 Springhill Av.  
Mobile, AL 36604

**Re: Case #ZON2006-01766 (Planned Unit Development)**  
**Universal Subdivision**  
2850 and 2852 Government Boulevard  
(Northwest corner of Government Boulevard and Magnolia Road, extending to  
the North side of Brossett Street and the North terminus of Yeager Court).

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

At its meeting on September 7, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow shared parking between two building sites.

After discussion it was decided to approve this plan subject to the following conditions:

- 1) dedication of right-of-way sufficient to provide 25 feet from the centerline of Magnolia Road;**
- 2) installation of landscaping and tree planting to be coordinated with Urban Forestry;**
- 3) full compliance with all other municipal codes and ordinances; and**
- 4) completion of the Subdivision process prior to the issuance of any permits.**

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

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 8, 2006

Blankenship Enterprises  
1305 Springhill Av.  
Mobile, AL 36604

**Re: Case #ZON2006-01767 (Rezoning)**  
**Blankenship Enterprises**  
2850 and 2852 Government Boulevard  
(Northwest corner of Government Boulevard and Magnolia Road, extending to  
the North side of Brossett Street and the North terminus of Yeager Court)..

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

At its meeting on September 7, 2006, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business, and B-3, Community Business, to B-3, Community Business, to eliminate split zoning in a proposed commercial subdivision.

After discussion it was decided to recommended the approval of this change in zoning to the City Council subject to the following conditions:

- 1) dedication of right-of-way sufficient to provide 25 feet from the centerline of Magnolia Road;**
- 2) installation of landscaping and tree planting to be coordinated with Urban Forestry;**
- 3) full compliance with all other municipal codes and ordinances; and**
- 4) completion of the Subdivision process prior to the issuance of any permits.**

The advertising fee for this application is \$\*. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

**Blankenship Enterprises**  
**September 8, 2006**  
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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