

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 5, 2006

Richard K. Payne, Sr.
PO Box 703
Theodore, AL 36592

Re: Case #SUB2006-00064
Payne Addition to Bellingrath Subdivision
8701 Bellingrath Road
(East side of Bellingrath Road, 6/10 mile \pm North of Laurendine Road).
2 Lots / 3.0 \pm Acres

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

At its meeting on May 4, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the depiction of the 45-foot setbacks as shown on the plat;**
- 2) the placement of a note on the final plat stating that there will be no future resubdivision of the property;**
- 3) the placement of a note on the final plat stating that the site is limited to a single shared curb cut; and**
- 4) the placement of a note on the final plat stating that any lots that 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 marti.watson@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: Regan Land Surveying, Inc.