

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 21, 2006

Bullwinkle, LLC
1444 West I-65 Service Road South
Mobile, AL 36693

Re: Case #SUB2006-00283 (Subdivision)
Hallslee Subdivision
3757 Halls Mill Road
(Southwest corner of Halls Mill Road and Lees Lane).
3 Lots / 10.0± Acres

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

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

- 1) depiction of a minimum building setback line sufficient to allow for the future right-of-way of Halls Mill Road (35-foot setback from existing right-of-way edge);**
- 2) placement of a note on the final plat stating that the site is limited to 3 curb-cuts onto Halls Mill Road; and**
- 3) placement of a note on the plat stating the lot size in square feet.**

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.

Hallslee Subdivision
December 21, 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: Hutchinson, Moore, & Rauch, LLC

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 21, 2006

Bullwinkle, LLC
1444 West I-65 Service Road South
Mobile, AL 36693

Re: Case #ZON2006-02538 (Planned Unit Development)
Hallslee Subdivision
3757 Halls Mill Road
(Southwest corner of Halls Mill Road and Lees Lane).

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

At its meeting on December 21, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow shared access between two building sites.

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

- 1) **depiction of a minimum building setback line sufficient to allow for the future right-of-way of Halls Mill Road (35-foot setback from existing right-of-way edge);**
- 2) **placement of a note on the site plan stating that the site is limited to 3 curb-cuts onto Halls Mill Road;**
- 3) **revision of the site plan to depict provision of tree plantings along Halls Mill Road for the new connection between the sites and to the existing parking facility;**
- 4) **revision of the site plan to show relocation of the dumpster to comply with required setbacks and buffering from Lees Lane; and**
- 5) **provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat.**

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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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 21, 2006

Bullwinkle, LLC
1444 West I-65 Service Road South
Mobile, AL 36693

Re: Case #ZON2006-02538 (Sidewalk Waiver)
Bullwinkle, L.L.C.
3757 Halls Mill Road
(Southwest corner of Halls Mill Road and Lees Lane).
Request to waive construction of a sidewalk along Lees Lane.

Dear Applicant(s):

At its meeting on December 21, 2006, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion it was decided to approve this request.

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