

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 17, 2006

J & T, LLC  
P.O. Box 16667  
Mobile, AL 36616

**Re: Case #SUB2006-00033**  
**Landmark Industrial Park Subdivision, Unit Three, Phase II**  
South side of Halls Mill Road, 425'± West of Riviere du Chien Road  
5 Lots / 15.7± Acres

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

At its meeting on March 16, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication sufficient to provide 35 feet from the centerline of Halls Mill Road;**
- 2) **the placement of a note on the final plat stating that an Administrative Planned Unit Development application must be submitted as lots are developed, to provide for shared access between lots;**
- 3) **all lots are to be recorded at the same time;**
- 4) **the placement of a note on the final plat stating that the site, including Lot 1 of Phase I, is limited to two curb cuts, with size, design and location to be approved by Traffic Engineering;**
- 5) **the placement of a note on the final plat stating that there will be no further resubdivision of the lots;**
- 6) **the placement of the setback lines on the final plat where the flag-shaped lots are at least 60 feet wide; and**
- 7) **the placement of a note on the final plat stating that approval by all applicable federal, state, and local agencies will be required prior to the issuance of any permits, due to the site's location in the floodplain.**

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.

**Landmark Industrial Park**

**March 17, 2006**

**Page 2**

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](mailto:marti.watson@cityofmobile.org).

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: Rowe Surveying & Engineering Co., Inc.