

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 8, 2005

Ball Properties, Inc.  
PO Box 130  
Mobile, AL 36601

**Re: Case #SUB2005-00137**  
**Landmark Industrial Park Subdivision, Unit Three**  
South side of Halls Mill Road, 375'± West of Riviere du Chien Road.  
5 Lots / 17.5± Acres

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

At its meeting on July 7, 2005, the Planning Commission waived Section V.D.3. and approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the final plat stating that an Administrative Planned Unit Development application be submitted as lots are developed;
- 2) the placement of a note on the final plat stating that access is limited to two curb cuts to Halls Mill Road, with the size, design and location to be approved by Traffic Engineering;
- 3) the placement of a note on the final plat stating that there be no further resubdivision of the lots; and
- 4) the placement of the 25-foot minimum building setback lines on 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 [henley@cityofmobile.org](mailto:henley@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**  
Victor McSwain, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Rowe Surveying & Engineering Co., Inc.