

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 2, 2007

Clearbrook, L.L.C.
1521 Azalea Road
Mobile, AL 36693

Re: Case #ZON2007-00410
Clearbrook, LLC
4071 Halls Mill Road, 1521 and 1525 Azalea Road
East side of Azalea Road, 300'± South of Halls Mill Road.

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

At its meeting on March 1, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow an office building, light manufacturing building, equipment storage, vehicle storage, guard house, and model unit displays on a single building site, to be developed in phases.

After discussion it was decided to holdover this plan until the April 5 meeting to allow the applicant to address the following:

- 1) Provide information regarding building sizes (square footage is needed for parking calculations);**
- 2) Provide numbers of employees for the warehousing/light manufacturing buildings (also needed for parking calculations);**
- 3) Provide dimensions for buildings, parking stalls, aisles, drives and internal circulation road for tractor trailers;**
- 4) Illustrate dumpster location, access and screening on site plan;**
- 5) Illustrate buffer fence adjacent to all residentially zoned property; and**
- 6) Illustrate existing curb cuts that are not to be used as being removed.**

Information and revised plans must be submitted by March 16.

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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