

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 7, 2002

Stein Investments, Inc.
4318 Downtowner Loop North, Suite A
Mobile, AL 36609

Re: Case #SUB2002-00111

Downtown West Subdivision, Loop North Additions

3821 and 3851 Airport Boulevard, and 4318 and 4320 Downtowner Loop North (South side of Airport Boulevard, 410'± West of Downtowner Boulevard, extending to the North side of Downtowner Loop North, 410'± West of Downtowner Boulevard, and South side of Airport Boulevard, 400'± East of Downtowner Loop West, extending to the North side of Downtowner Loop North, 400'± East of Downtowner Loop West.

3 Lots / 4.0± Acres

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

At its meeting on June 6, 2002, the Planning Commission waived Section V.D.3, of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- (1) compliance with the building code or the provision of a 5' minimum setback along the south property line of Lots 1 and 3 line on the final plat for any future development;
- (2) the placement of the twenty five minimum building setback line for Lot 3 on the final plat; and
- (3) the placement of a note on the final plat stating that all curb cuts, with location and design to be approved by Traffic Engineering.

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.

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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: /s/ Richard Olsen, Planner II

cc: Rester and Coleman Engineers, Inc.