

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 12, 2002

Premier Capital Funding, Inc.
165 North Beltline Highway
Mobile, AL 36608

Re: Case #ZON2002-01302
Premier Capital Funding, Inc.
3241 South Avenue (Northwest corner of South Avenue and West I-65 Service Road North).

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

At its meeting on July 11, 2002, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-1, Buffer Business for professional offices.

After discussion it was decided to recommend the approval of this change in zoning to the City Council subject to the following conditions:

- (1) that the existing pattern of demarcation between commercial and residential be maintained (this will require the submission of a revised legal description);
- (2) denial of direct access to South Avenue;
- (3) the recording of a deed for all of Lot 7, Werkland Subdivision; and
- (4) full compliance with all municipal codes and ordinances.

The advertising fee for this application cannot be calculated until a revised legal description is submitted. Once the revised legal description is received a fee will be calculated and upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

Premier Capital Funding, Inc. (Case #ZON2002-01302)

July 12, 2002

Page 2

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