

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 23, 2002

NIP L.L.C.
P. O. Box 9639
Mobile, AL 36691

Re: Case #ZON2002-01646
The Arbors of Pinehurst (NIP, LLC., Owner)
West side of Schaub Avenue, 700'± South of Airport Boulevard, extending West
to the East side of Piccadilly Square Office Complex.

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

At its meeting on August 22, 2002, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow zero-lot line lots, with reduced yards, in an R-1, Single-Family Residential subdivision, to include increased site coverage limits.

After discussion it was decided to approve this plan subject to the following conditions:

- (1) full compliance with all previous conditions placed upon the May 2000 (File #PUD2000-19) approval;
- (2) full compliance with all City Engineering requirements, including the maintenance of the detention system, and submission of adequate documentation illustrating the detention system will accommodate and properly discharge the increased stormwater runoff;
- (3) access to the detention pond via Arbor Court;
- (4) that the fence at the southern terminus of Arbor Court be removed or a right-of-way use agreement obtained; and
- (5) full compliance with all municipal codes and ordinances.

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