

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 4, 2005

Enoch Aguilera
1118 Government Street
Mobile, AL 36604

**Re: Case #ZON2004-02596
Berney-Fly Subdivision**

1118 Government Street (North side of Government Street, 425'+ West of Hallett Street).
Council District 2

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

At its meeting on February 3, 2005, the Planning Commission considered for Planned Unit Development the site plan to allow shared access between multiple building sites.

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

- (1) that the townhome site fully comply with the conditions of the 1999 PUD (denial of access to Montauk Avenue, window walls limited to those shown on the plan, the exact location of the driveway to be coordinated with the Traffic Engineering Department and Urban Forestry, and repair/replacement of sidewalks along Government Street and Montauk Avenue, as determined to be necessary by the City Engineering Department);
- (2) that the new parking and drives be paved with stamped asphalt;
- (3) approval of the Architectural Review Board; and
- (4) approval of any necessary variances by the Board of Zoning Adjustment.

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