

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 8, 2002

Raymon Patel
c/o M. Don Williams Engineering
6300 Piccadilly Square Drive
Mobile, AL 36609

Re: Case #ZON2002-02328
Delaney-Patel Beltline Subdivision

West side of South Beltline Highway 830'± North of the Western terminus of International Drive.

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

At its meeting on November 7, 2002, the Planning Commission considered for Planned Unit Development the site plan to allow a private roadway.

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

- (1) completion of construction of the private street prior to the issuance of a Certificate of Occupancy for the first building;
- (2) full compliance with the landscaping and tree planting requirements of the Ordinance for each lot;
- (3) provision of a buffer, in compliance with Section VI.D.1. along the West property line where the site abuts residential zoning;
- (4) submission and approval of individual Administrative PUDs for the development of each lot;
- (5) that all access to the site be via the private street;
- (6) approval of all applicable federal, state and local agencies; and
- (7) 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