

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 9, 2004

Elcan & Associates, Inc.
P.O. Box 8326
Mobile, AL 36689

Re: Case #ZON2003-02897 (Rezoning)
Elcan & Associates, Inc.
North side of Government Street, 225'± East of South Catherine Street.

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

At its meeting on January 8, 2004, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business, to LB-2, Limited Neighborhood Business, for retail sales.

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

- 1) because of the size of existing trees on Government Street and the distance between them, all ingress and egress from Government Street is to be shared access with Lot 2 (Administrative PUD will be required prior to permitting);**
- 2) ingress and egress on Government and South Catherine Streets is to be coordinated with Urban Forestry; and**
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$331.74. 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.

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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