

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2003

Leon Raines
711 St. Louis Street
Mobile, AL 36602

Re: Case #ZON2003-02656
Fairfield Place Subdivision
East side of Wildwood Place, 130'± South of Vista Bonita Drive South.

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

At its meeting on December 4, 2003, the Planning Commission considered for Planned Unit Development the site plan to allow a maximum site coverage of 47% in a single-family residential subdivision.

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

- (1) full compliance with the Engineering Comments (Developer must confirm stormwater system, including detention system can accommodate increased coverage; must comply with all stormwater and flood control ordinances; and any work performed in the right of way will require a right of way permit).

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