

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 7, 2003

Audubon Investment
c/o Rick Twilley
P. O. Box 850669
Mobile, AL 36685

Re: Case #ZON2003-00101
Ridgefield Commons West Subdivision
262 and 264 West Drive (West side of West Drive, 125'± South of Northwoods Court).

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

At its meeting on February 6, 2003, the Planning Commission considered for Planned Unit Development the site plan to allow a residential subdivision with reduced lot sizes, reduced building setbacks, and 50% maximum site coverage.

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

- (1) no access to West Drive, except via the proposed street;
- (2) dedication and construction of the proposed street(s) to city standards;
- (3) building limits as shown on the plan submitted;
- (4) site coverage not to exceed 50%;
- (5) maintenance of all common areas to be the responsibility of the property owners association; and
- (6) 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