

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 5, 2003

Loupe, Loupe & Ragusa, LLC.  
19644 South Miurfield Circle  
Baton Rouge, LA 70810

**Re: Case #ZON2003-02562**

**The Preserve @ Knollwood & Girby Roads**

North side of Girby Road, 550'± West of the North terminus of Pepper Ridge Drive.

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 reduced lot sizes, reduced building setbacks, and increased site coverage in a single-family residential subdivision.

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

- (1) full compliance with the City Engineering Comments (strict adherence to all stormwater ordinance requirements, provision of drainage easements to encompass 100 year flood area, compliance with all stormwater and flood control ordinances, any work performed in the right of way will require a right of way permit);
- (2) the approval of all federal, state and local agencies;
- (3) that a minimum of 10-feet of separation be provided between buildings;  
and
- (4) 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