

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 23, 2004

Ron Twilley
2924 Riverview Pointe Dr. S.
Theodore, AL 36582

Re: Case #ZON2003-02876 (Planned Unit Development)
Western Hills Subdivision, Resubdivision of Lots 8 & 9, Block 4
East side of West Drive at the East terminus of Northwoods Court, extending to the West side of Center Drive.

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

At its meeting on January 22, 2004, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site for a single-family residential condominium complex.

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

- 1) **relocation of the proposed dumpsters to provide adequate maneuvering area for garbage trucks, location to be coordinated with and approved by Urban Development staff and Traffic Engineering;**
- 2) **full compliance with the landscaping and tree planting requirements of the Ordinance;**
- 3) **provision of a six-foot wooden privacy fence along the North and South property lines;**
- 4) **denial of access to Center Drive until such time that Center Drive is constructed to city standards; and**
- 5) **full compliance with all municipal codes and ordinances.**

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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