



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 23, 2025

Philip & Christa Quinley
3520 Spanish Alley
Mobile AL 36693

Re: 3520 Spanish Alley
SUB-003442-2025
Sunset Creek Subdivision, Resubdivision of Lots 1-3
Philip & Christa Quinley
District 4
Subdivision of 1 lot, 7.5± acres

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

At its meeting on September 18, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Section 6.C.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Dedication to provide a 60-foot radius for the cul-de-sac at the North terminus of Spanish Alley;
2. Retention of the right-of-way width label for Riviere du Chien Road on the Final Plat;
3. Retention of the right-of-way radius for the Spanish Alley cul-de-sac on the Final Plat, adjusted for any required dedication;
4. Illustration of the 25-foot minimum building setback line along both street frontages on the Final Plat, as measured from any required right-of-way dedication;
5. Retention of the lot size label in both square feet and acres on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
6. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and,
10. Compliance with all Fire Department comments noted in the staff report.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted

SUB-003442-2025 Sunset Creek Subdivision
September 23, 2025

on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

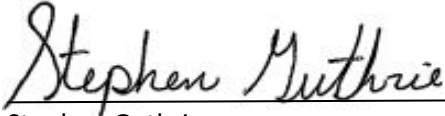
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:

A handwritten signature in black ink that reads "Stephen Guthrie". The signature is written in a cursive style and is positioned above a horizontal line.

Stephen Guthrie

Deputy Director of Planning and Zoning