

REZONING APPLICATION FOR THE CITY OF LEEDS, ALABAMA
 DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION
 1040 PARK DRIVE, LEEDS, AL 35094 P.205.699.2585 F. 205.699.6558
 INSPECTIONS@LEEDSALABAMA.GOV * leedsalabama.gov

Part 1. Application	
Name of Applicant: JACK H. FALLETTA ↑ Tina	
Mailing Address: P.O. Box 9, Leeds, AL 35094 clairmontpark@gmail.com	
Telephone: (205) 613-6409 cel	E-mail: jhFALLETTA@GMAIL.COM
Signature: <i>[Signature]</i>	
Date Application Filed: 10-17-16	Requested Hearing Date: 11-10-16

Part 2. Parcel Data		
Owner of Record: JACK H and Patricia A. FALLETTA		
Owner Mailing Address: P.O. Box 9 Leeds, AL 35094		
Site Address: Fronting hANE Drive		
Tax Parcel ID # 26-05-16-1-001-021-000,001,003	Existing Zoning: R-2	Proposed Zoning: R-5
Telephone: 205-613-6409	E-Mail: jhFALLETTA@GMAIL.COM	
Signature of Authorization by Owner: <i>[Signature]</i>		

Part 3. Request	
Reason for Request: Build A Garden Home Community	
Proffer of rezoning conditions (if any) See Declaration of Covenants . . .	

Part 4 Enclosures (Check all required enclosures with this application)	
<input checked="" type="checkbox"/>	Application Fee
<input checked="" type="checkbox"/>	Reason for Request
<input checked="" type="checkbox"/>	Legal Description of the subject Property
<input checked="" type="checkbox"/>	Vicinity Map
<input checked="" type="checkbox"/>	Availability of Required Utilities
<input type="checkbox"/>	Public Hearing Notices
<input checked="" type="checkbox"/>	Site Plan
<input checked="" type="checkbox"/>	Proffer of rezoning conditions (if any)

NOTICE: The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.

FOR OFFICE USE ONLY	
Application Number: Z-2016-004	Date Received: 10-17-16
Received by: BWatson / Tarbitelle	Scheduled Public Hearing Date: 11-10-16

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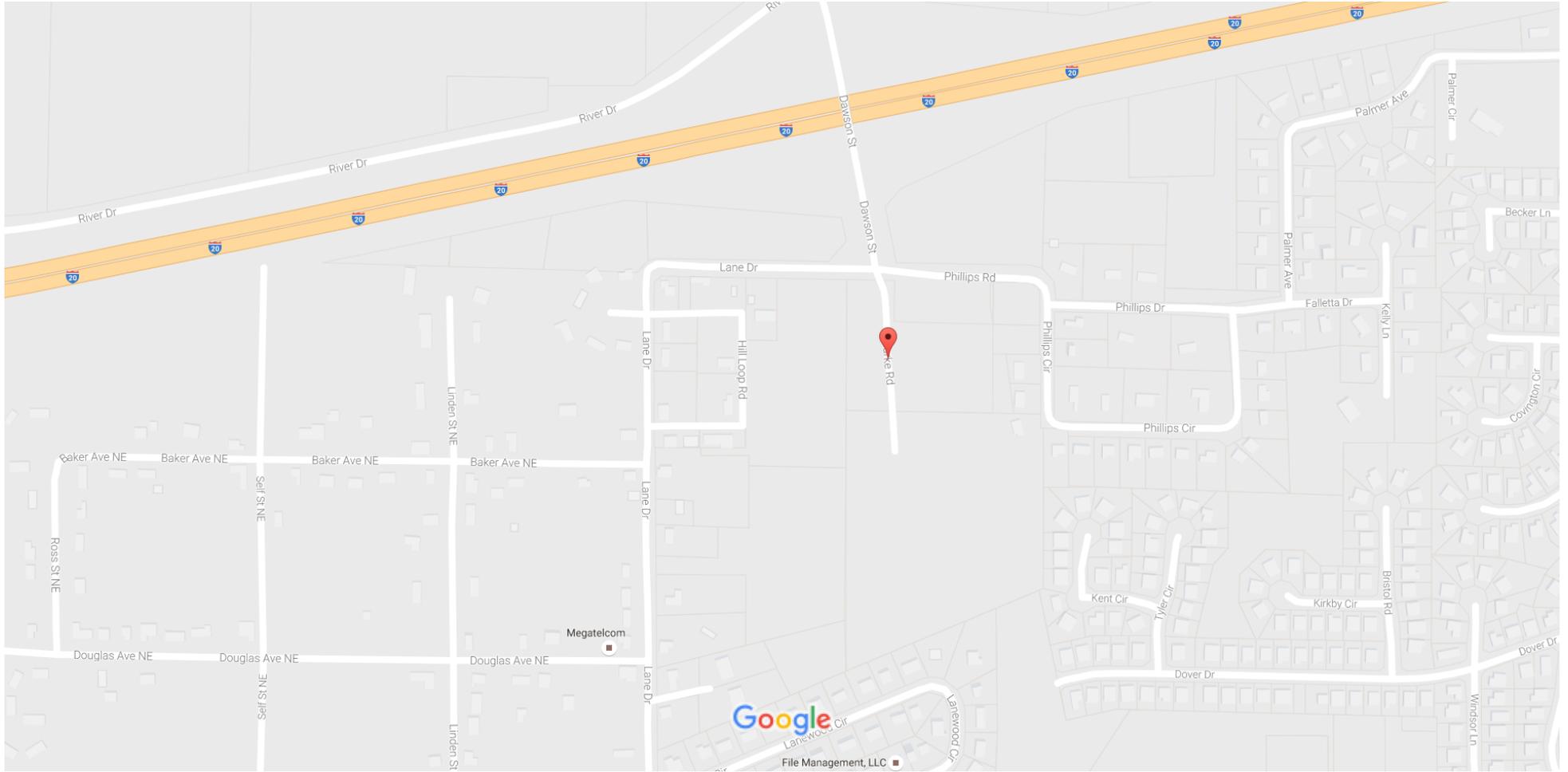
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Google Maps Clarke Rd



Map data ©2016 Google 200 ft

Z-2016-004

October 12, 2016



Jack Falletta

RE: Service availability to Clarke Meadows Phase 2

Dear Mr. Falletta,

Alabama Power Company is pleased to provide permanent electric service to the above referenced property. This commitment is subject to our obtaining the necessary Rights-of-Way for the proposed Alabama Power Company facilities and compliance with the rules and regulations approved or prescribed by the Alabama Power Public Service Commission, including any special rules and regulations governing the applications of rates.

Prior to beginning work, please provide Alabama Power Company with loading information and a detailed site plan of the subject property. Any cost associated with electric service to this facility will be presented once the design is complete.

Please send any further correspondence concerning this project to my attention at:

Alabama Power Company
Attn: Jeff Files
6641 Green Drive
Trussville, AL 35173

If I can be of any further assistance, please do not hesitate to call me at 226-1562 or email me at jsfiles@southernco.com

Sincerely,

A handwritten signature in blue ink that reads "Darryl McFarland". The signature is written in a cursive style and is positioned above a horizontal line.

Alabama Power Company
Darryl McFarland

Z-2016-004

The Water Works Board of the City of Leeds

205-699-5151 Fax 205-699-3535
8651 Thornton Avenue
P.O. Box 100
Leeds, AL 35094

To: Jackie Falletta
From: Bill Morris, Leeds Water Works
Date: October 14, 2016
Re: The Cove at Clark Meadows

This letter is to confirm that Leeds Water Works has water available for The Cove at Clark Meadows subdivision in Leeds, Alabama 35094.

We also need the mechanical map drawing of The Cove at Clark Meadows as soon as possible.

If you need further information give me a call.

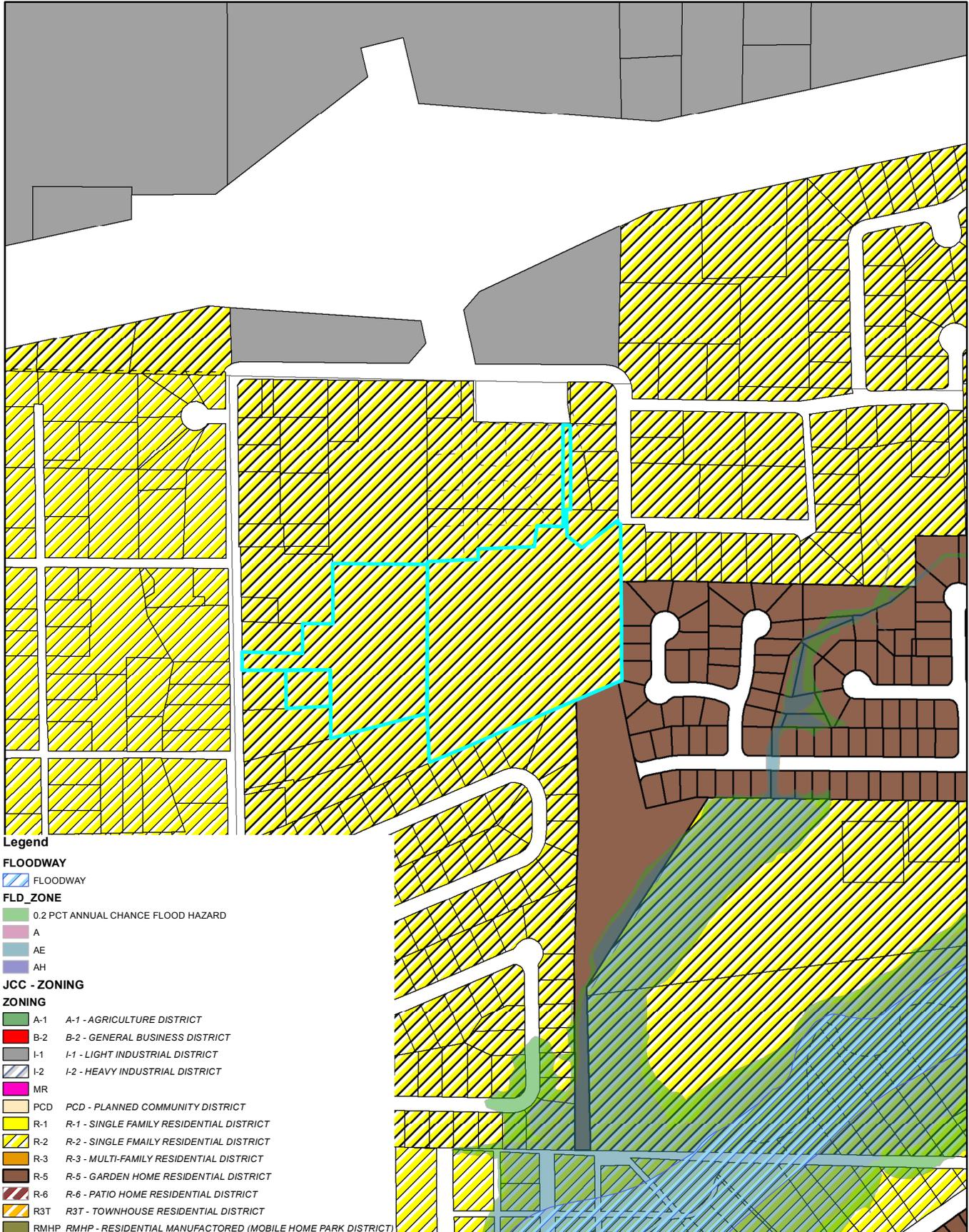
Sincerely,
Bill Morris
General Manager
bmorris@lwwb.com
205-966-0940

Z-2016-004
AERIAL MAP
1979 CLARKE RD
2605161001021000, 2605161001021001 & 2605161001033000



Z-2016-004
 ZONING MAP
 1979 CLARKE RD

2605161001021000, 2605161001021001 & 2605161001033000



NOTICE OF PUBLIC HEARING
City of Leeds, Alabama
Planning and Zoning Commission

Application for Rezoning
Case only: 1979 Clarke Road, Leeds, AL 35094

APPLICATION

An application has been filed with the City of Leeds Planning and Zoning Commission requesting the **Rezoning** of certain parcel(s) of property from R-2, Single Family Residential District to R-5, Garden Home Residential District for a Garden Home Community.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission is an advisory body to the City of Leeds City Council. The recommendation of the Planning and Zoning Commission is non-binding and final determination of this request for rezoning is vested solely with the City Council.

CASE #:	Z-2016-004
APPLICANT NAME:	JACK H FALLETTA
PROPERTY OWNERS:	JACK H & PATRICIA A FALLETTA
TAX PARCEL ID#s:	2605161001021000, 2605161001021001 & 2605161001033000
CASE ADDRESS:	1979 CLARKE RD; LEEDS, AL 35094 – ST. CLAIR COUNTY

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission will hold a public hearing on the proposed rezoning. The hearing is scheduled on

Date: Thursday, November 10, 2016
Time: 5:00 p.m.
Place: Leeds Civic Center Meeting Room
1000 Park Drive
Leeds, AL 35094

Public Information: Any interested persons or their representative may appear at the meeting and comment on the application –Comments are limited to two (2) minutes. Written comments may also be mailed to the Commission.

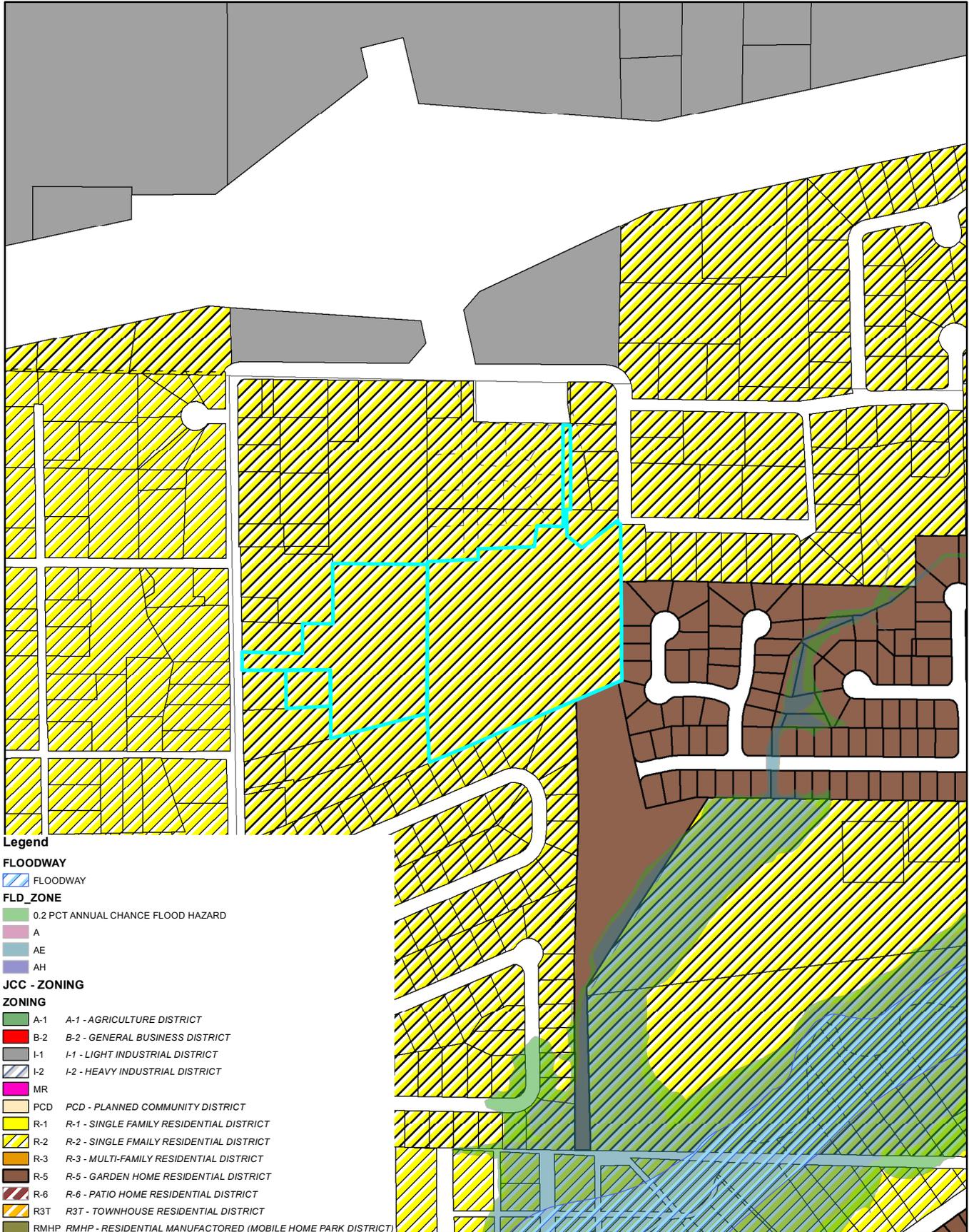
For more information about the application and related issues or to schedule an appointment:

Contact Person: Brad Watson
Phone: 205-699-0907
E-mail: bwatson@leedsalabama.gov

Mailing Address:
Leeds Planning and Zoning Commission
Inspection Services
1404 9th Street
Leeds, AL 35094

Z-2016-004
 ZONING MAP
 1979 CLARKE RD

2605161001021000, 2605161001021001 & 2605161001033000



Z-2016-004
AERIAL MAP
1979 CLARKE RD
2605161001021000, 2605161001021001 & 2605161001033000



Z-2016-004 COPY

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
Post Office Box 310
Moody, AL 35004

Send Tax Notice To:
Jack H. Falletta
P. O. Box 9
Leeds, AL 35094

WARRANTY DEED , JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA
ST. CLAIR COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOUR HUNDRED TWENTY SIX THOUSAND THREE HUNDRED NINETY FOUR AND 85/100 (\$426,394.85) DOLLARS** to the undersigned Grantor, **CHRISTINE CLARK, AN UNMARRIED WOMAN, CHRISTY HOWARD, A MARRIED WOMAN, MARY JEANE STONE, A MARRIED WOMAN, BEVERLY JONNE SLOVENSKY, AN UNMARRIED WOMAN, AND BOBBY D. CLARK, A MARRIED MAN**, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **JACK H. FALLETTA AND PATRICIA A. FALLETTA** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor +of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in St. Clair County, Alabama, to-wit:

Tracts 2, 3, 4 and 5 according to the map or plat of Edith C. Clark Estates, St. Clair County, Alabama, City of Leeds as recorded in Plat Book 2006 page 83 in the Office of the Judge of Probate, St. Clair County, Alabama.

SUBJECT TO: Existing Rights of way for Lane Drive (29th Street) and Phillips Drive.

\$426,394.85 of the above consideration was paid by mortgage loan closed simultaneously herewith.

CHRISTY HOWARD AND CHRISTI HOWARD ARE ONE AND THE SAME PERSON

The herein conveyed property does not constitute any portion of the homestead of the grantors nor that of their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 18th day of December, 2006.

Christine S. Clark
CHRISTINE CLARK

Christy Howard
CHRISTY HOWARD

Mary Jeane Stone
MARY JEANE STONE

Beverly Jonne Clark Slovensky
BEVERLY JONNE SLOVENSKY

Bobby D. Clark
BOBBY D. CLARK

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Christine Clark, Christy Howard, Mary Jeane Stone, Beverly Jonne Slovensky and Bobby D. Clark whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of December, 2006.

Amey Loma
Notary Public

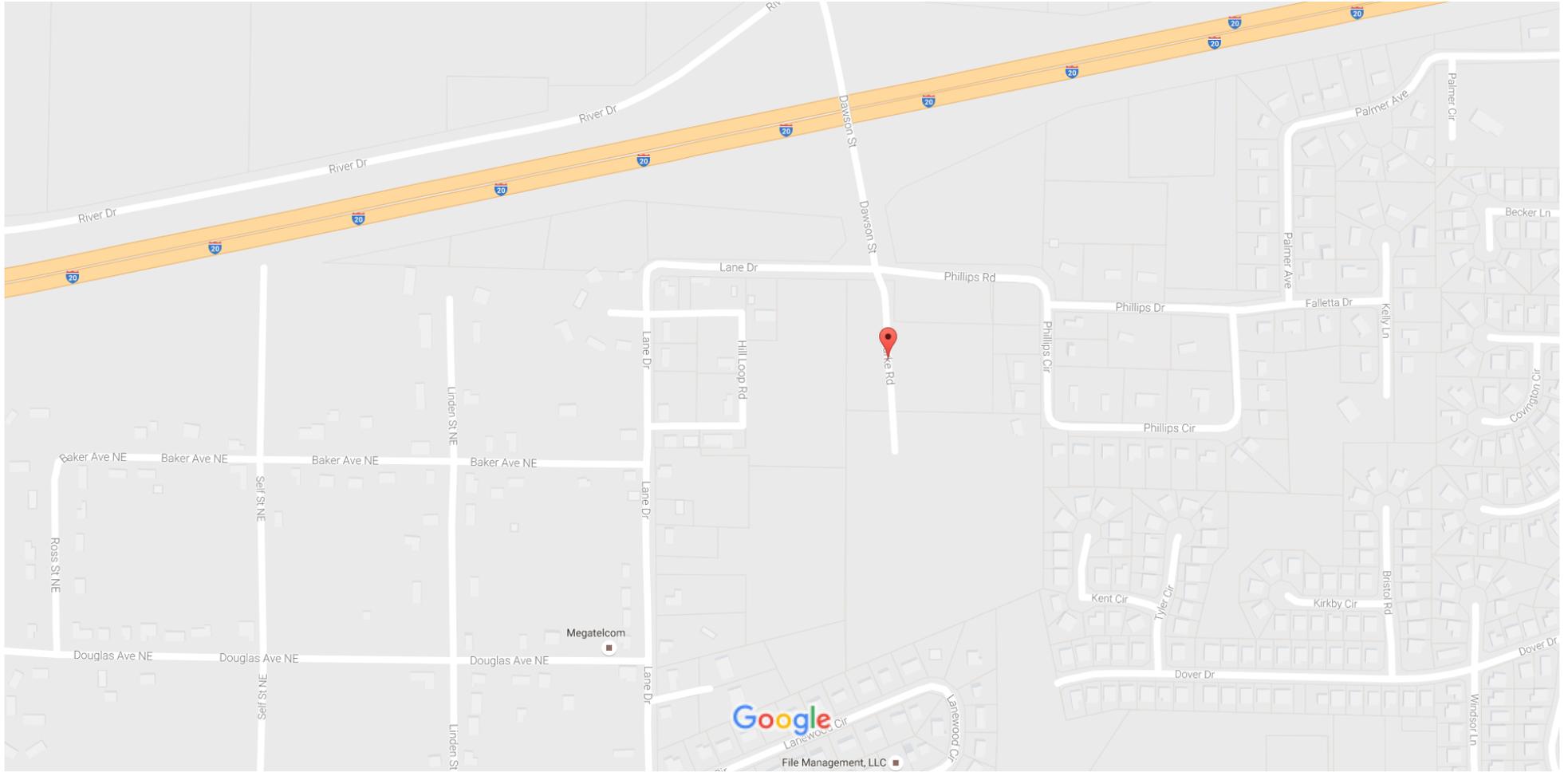
My Commission Expires:
9-21-10

Legal Description of Cove at Clarke Meadows:

A tract of land located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 17 South, Range 1 East, St. Clair County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 16, as per Lane Meadows Subdivision, as recorded in Map Book C Page 19, in the Office of the Probate Judge of St. Clair County, Alabama; thence run North $87^{\circ}34'41''$ West a distance of 462.83 feet to a 1" pipe, marking the Northwest corner of Lot 6 of said Lane Meadows Subdivision; thence run North $87^{\circ}34'41''$ West a distance of 50.00 feet to an iron pin (iron pin set in this description represents a $\frac{1}{2}$ " capped rebar stamped "Baker 20628") to a point; thence run North $87^{\circ}34'41''$ West a distance of 168.88 feet to an iron pin; thence run South $00^{\circ}11'59''$ East a distance of 635.11 feet along the westerly lines of lots 11, 10, 9 and 8 of Clarke Meadows Phase 1, as recorded in Map Book 2013 Page 7, in the Office of the Judge of Probate of St. Clair County, Alabama to the Point of Beginning; thence continue on same course for 30.49 feet South $00^{\circ}11'59''$ East, to a capped iron pin stamped "LS 9124"; thence run $88^{\circ}16'57''$ West for 353.17 feet to a point; thence South $00^{\circ}39'43''$ West for 210.00 feet to an iron pin; thence North $87^{\circ}32'20''$ West for 105.00 feet to a point; thence South $00^{\circ}39'45''$ West for 105.98 feet to a point; thence South $00^{\circ}08'07''$ East for 50.00 feet; thence South $00^{\circ}40'35''$ East for 138.78 feet to a point; thence run North $85^{\circ}43'25''$ East for 125.08 feet to a point; thence South $01^{\circ}04'59''$ West for 112.57 feet to a point; thence North $73^{\circ}41'05''$ East for 356.40 feet to a point; thence South $00^{\circ}39'43''$ West for 186.70 feet to a 1-1/2" iron pipe; thence North $67^{\circ}07'34''$ East for 688.30 feet to a point; thence North $00^{\circ}01'12''$ West for 71.04 feet to a point; thence North $89^{\circ}26'30''$ East for 40.00 feet to a point on the westerly line of lot 53 of Oliver Crossing 6th Sector, as recorded in Map Book A106, Page 3, in the Office of the Judge of Probate in St. Clair County, Alabama; thence North $00^{\circ}06'16''$ West along the Easterly line of lots 53, 52 and 51 of said Oliver Crossing 6th Sector for 362.93 feet to a point; thence South $89^{\circ}53'44''$ West for 105.50 feet to a point; thence North $50^{\circ}49'32''$ West for 128.01 feet to a point; thence North $00^{\circ}42'39''$ East for 40.45 feet to the Southeastern corner of lot 16 of said Clarke Meadows Subdivision Phase 1; thence North $87^{\circ}39'52''$ West along the Southerly lines of lots 16, 17 and the Northeastern corner of lot 19 of said Clarke Meadows Subdivision Phase 1 for 93.94 feet to a point; thence South $05^{\circ}36'26''$ West for 72.18 feet to a point and the Southeastern corner of said lot 19; thence South $88^{\circ}35'47''$ West for 195.54 feet along the Southerly line of said lot 19 to a point on the Westerly right-of-way line of Clarke Road and Southwestern corner of said lot 19; thence South $01^{\circ}24'13''$ East for 36.50 feet along the Easterly right-of-way of Clarke Road to a point; thence South $88^{\circ}35'47''$ West along the right-of-way of Clarke Road and Southerly line of said lot 8 for 176.62 feet to the Point of Beginning.

Google Maps Clarke Rd



Map data ©2016 Google 200 ft

City of Leeds
CASH RECEIPT

RECEIPT NO: 156292

DATE: 10/20/2016

RECEIVED FROM: FALLETTA REALTY

PC2 PLANNING COMM CHECK 275.00

Z-2016-004 TO BE HEARD NOV 10, 2016 @ 5PM - LEEDS
CIVIC CENTER (1000 PARK DR)

PAYMENT DETAIL

CHECK: 275.00 CK 002022

RECEIVED BY: TARBITELLE