

General Application

(Page 1 of 2 - submittal requirements on Page 2)

Applicant: Clift Home Place, LLC **Contact:** David Beasley

Mailing Address: 2101 Clinton Ave. W., Ste. 201
Huntsville AL 35805
City State Zip

Applicant E-mail: david@brelandcompanies.com **Applicant Phone #:** (256) 810-8223

Engineering Firm: Mullins LLC **Contact:** Jeff Mullins

Mailing Address: 2101 Clinton Ave. W., Ste. 503
Huntsville AL 35805
City State Zip

Engineer E-mail: jeff@mullinsllc.net **Engineer Phone #:** (256) 457-4821

Property Owner: Clift Home Place, LLC **Property Owner Contact:** _____

Mailing Address: 2101 Clinton Ave. W., Ste. 201
Huntsville AL 35805
City State Zip

Property Owner E-mail: _____ **Property Owner Phone #:** - _____

Request (briefly identify and include any special requests): _____

Acreage: 0.75 acres **Acreage to be Developed:** N/A

Title of Site Plan (If applicable. All site plan names must be approved by the Department prior to submittal):
Portion of Common Area "A", Clift Farm Ph. 1 and Common Area of Clift Farm Ph. 7B, as shown on attached Ex. and Descr.

Property Address (if assigned): N/A

Property Location: North of Hwy 72, West of Wall Triana Hwy, East of Balch Rd

Subdivision: See above **Lot:** N/A **Block:** N/A

| For Department Use Only: | Submittal Requirements (per Page 2) | Date Received _____ Received By _____ |
|--|---|--|
| <input type="checkbox"/> Annexation | _____ application fee | Case # _____ _____ _____ |
| <input type="checkbox"/> Appeal - \$350.00 | _____ complete application | |
| <input type="checkbox"/> Certificate of Appropriateness | _____ 1/5 copies of plans folded individually | |
| <input type="checkbox"/> Engineering Change Order - \$100.00 | _____ project description | Existing Zoning District: _____ WSMP Place Type: _____ Flood Zone _____ Historic District _____ |
| <input type="checkbox"/> Location, Character & Extent | _____ A .pdf of the site plan on a CD with the project name indicated | |
| <input type="checkbox"/> Master Plan/Comp Plan | _____ Engineering Change Order items | |
| <input type="checkbox"/> Site Plan - \$500.00 | _____ photos of the subject property | |
| <input type="checkbox"/> Special Exception - \$350.00 | _____ list of property owners | |
| <input type="checkbox"/> Variance - \$350.00 | _____ drainage report | |
| <input type="checkbox"/> Zoning Map or Text Amendment - \$1,500.00 | | |
| Concurrent Application: _____ | | |

I, Clift Home Place, LLC (Print Property Owner) am the property owner of the subject property and have read and understood all statements including the filing requirements. I hereby affirm that this application may be denied, modified, or approved with modifications and/or contingencies and that such modifications and/or contingencies must be complied with prior to issuance of building permits. I hereby authorize Clift Home Place, LLC (Print Applicant) to act as representative in all matters concerning this application.

Signature of Property Owner

Date

10/20/2022

Signature of Applicant

Date

10/20/2022

General Application

(Page 2 of 2)

Engineering Change Order for Site Plan Requirements

1. One copy of the requested change order and application fee
2. The change order plan must have the changes bubbled and noted on all drawings
3. Certificates for the City Engineer, Director of Planning and Madison Utilities shall be included on all plan pages for which changes are being requested.

All other General Application Requirements

All other General Applications shall include the following at the time of submittal:

1. One copy of the completed, signed application and application fee (as indicated)
2. One copy of project plans folded individually, except Site Plan requests shall provide five copies
3. One copy of a detailed project description (Site Plan requests shall provide five copies), including as appropriate: proposed use and project, square footage, hours of operation, number of employees, reason for request, justification for variance, special exception (include required detailed business plan) or appeal

The following additional items will be required dependent on the application request and must also be submitted at the time of initial application submittal:

Certificate of Appropriateness

4. The project description shall include a description of work to be completed, including color and material changes, and photographs of the front and rear of existing structures. Information about the age of structures, and additions thereto, on the property shall be provided. Requests for demolition require a certified list of adjoining property owners within a 500 foot radius of the property boundary as well as a property redevelopment plan.

Site Plan

5. A .pdf of the plans on a CD with the project name indicated and .jpg photos of the subject property on same CD
6. A development standards matrix shall be shown on the site plan, showing required and provided building setbacks, building height, parking and landscaping information. Existing and proposed square footage shall be provided.
7. Utility data shall be provided, including contact information for person responsible for utilities fees and any proposed dedication of water or sewer main extensions.

Domestic water meter size _____ Irrigation water meter size _____
Fire line size _____ Grease trap required _____

8. A drainage report in .pdf format

Special Exception or Variance

9. A notarized list of adjoining property owners

Zoning Map Amendment

10. A copy of the recorded deed
11. Legal description (if metes and bounds, provide a hardcopy and a Word version of the description)
12. A notarized list of property owners within 500 ft. radius of property boundary (on Tax Assessor's Letterhead or website)

Zoning Text Amendment

13. A notarized list of property owners within 500 ft. radius of property boundary (on Tax Assessor's Letterhead or website)

Appointments are not required for General Application submittal. Applications must be hand delivered between the hours of 8:00 a.m. and 4:00 p.m. unless alternative submittal method approved by Department.


Signature of Applicant

10/20/2022
Date

COMMON AREA – CLIFT FARM PHASE 7B DESCRIPTION
STATE OF ALABAMA:
MADISON COUNTY:

A PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY ALABAMA, FURTHER DESCRIBED AS THE COMMON AREA AS DEPICTED ON THE FINAL PLAT OF CLIFT FARM PHASE 7B, AS RECORDED IN PLAT BOOK 2022, PAGE 99 IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF TRACT 16 OF SAID SUBDIVISION.

THEN FROM THE POINT OF BEGINNING AND ALONG THE SOUTHERN MARGIN OF THE RIGHT OF WAY OF JOHN HENRY WAY NORTH 77 DEGREES 29 MINUTES 22 SECONDS EAST A DISTANCE OF 92.47 FEET TO A POINT.

THEN CONTINUE ALONG SAID MARGIN SOUTH 13 DEGREES 36 MINUTES 32 SECONDS EAST A DISTANCE OF 1.50 FEET TO A POINT.

THEN CONTINUE ALONG SAID MARGIN NORTH 77 DEGREES 29 MINUTES 22 SECONDS EAST A DISTANCE OF 37.52 FEET TO A POINT.

THEN CONTINUE ALONG SAID MARGIN AND ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 38.5 FEET AND A DELTA ANGLE OF 48 DEGREES 19 MINUTES 22 SECONDS A DISTANCE OF 32.47 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 78 DEGREES 20 MINUTES 57 SECONDS EAST, 31.542 FEET) TO A POINT ON THE WESTERN MARGIN OF THE RIGHT OF WAY OF UNCLE FRANK BOULEVARD.

THEN ALONG SAID MARGIN AND ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 88.50 FEET AND A DELTA ANGLE OF 33 DEGREES 09 MINUTES 40 SECONDS A DISTANCE OF 51.22 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 36 MINUTES 26 SECONDS EAST, 50.51 FEET) TO A POINT.

THEN CONTINUE ALONG SAID MARGIN SOUTH 10 DEGREES 59 MINUTES 07 SECONDS EAST A DISTANCE OF 10.78 FEET TO A POINT.

THEN CONTINUE ALONG SAID MARGIN AND ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 295.5 FEET AND A DELTA ANGLE OF 08 DEGREES 38 MINUTES 35 SECONDS A DISTANCE OF 44.58 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 14 DEGREES 37 MINUTES 05 SECONDS EAST, 44.53 FEET) TO A POINT.

THEN CONTINUE ALONG SAID MARGIN SOUTH 10 DEGREES 17 MINUTES 48 SECONDS EAST A DISTANCE OF 39.98 FEET TO A POINT.

THEN LEAVING SAID MARGIN NORTH 61 DEGREES 59 MINUTES 50 SECONDS WEST A DISTANCE OF 239.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.30 ACRES MORE OR LESS.

PORTION OF COMMON AREA "A" – CLIFT FARM PHASE 1
STATE OF ALABAMA:
MADISON COUNTY:

A PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY ALABAMA, FURTHER DESCRIBED AS A PART OF COMMON AREA "A" AS DEPICTED ON THE FINAL PLAT OF CLIFT FARM PHASE 1, AS RECORDED IN PLAT BOOK 2019, PAGE 58044 IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF TRACT 4 OF SAID SUBDIVISION.

THEN FROM THE POINT OF BEGINNING AND ALONG THE NORTHERN MARGIN OF THE RIGHT OF WAY OF U.S. HIGHWAY 72 WEST, SOUTH 77 DEGREES 29 MINUTES 22 SECONDS WEST A DISTANCE OF 202.38 FEET TO A POINT.

THEN ALONG SAID MARGIN SOUTH 77 DEGREES 29 MINUTES 22 SECONDS WEST A DISTANCE OF 161.85 FEET TO A POINT.

THEN LEAVING SAID MARGIN NORTH 12 DEGREES 30 MINUTES 38 SECONDS WEST A DISTANCE OF 35.04 FEET TO A POINT.

THEN SOUTH 77 DEGREES 29 MINUTES 22 SECONDS WEST A DISTANCE OF 30.14 FEET TO A POINT.

THEN SOUTH 12 DEGREES 39 MINUTES 38 SECONDS EAST A DISTANCE OF 35.04 FEET TO A POINT ON THE NORTHERN MARGIN OF THE RIGHT OF WAY OF U.S. HIGHWAY 72 WEST.

THEN ALONG SAID MARGIN SOUTH 77 DEGREES 29 MINUTES 22 SECONDS WEST A DISTANCE OF 10./39 FEET TO A POINT.

THEN CONTINUE ALONG SAID MARGIN AND ALONG THE ARC OF A CURVE TO THE RIGHT WHICH AS A RADIUS OF 63.00 FEET AND A DELTA ANGLE OF 48 DEGREES 31 MINUTES 45 SECONDS A DISTANCE OF 53.36 FEET (A CHORD BEARING AND DISTANCE OF NORTH 36 DEGREES 33 MINUTES 26 SECONDS WEST, 51.78 FEET) TO A POINT ON THE EASTERN MARGIN OF THE RIGHT OF WAY OF UNCLE FRANK BOULEVARD.

THEN ALONG SAID MARGIN NORTH 12 DEGREES 17 MINUTES 36 SECONDS WEST, 138.66 FEET TO A POINT.

THEN LEAVING SAID MARGIN SOUTH 62 DEGREES 40 MINUTES 58 SECONDS EAST A DISTANCE OF 290.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.45 ACRES MORE OR LESS.

UNCLE FRANK BOULEVARD RIGHT OF WAY
STATE OF ALABAMA:
MADISON COUNTY:

A PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF TRACT 3 OF THE FINAL PLAT OF CLIFT FARM PHASE 1, AS RECORDED IN PLAT BOOK 2019, PAGE 58044 IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA.

THEN FROM THE POINT OF BEGINNING SOUTH 12 DEGREES 30 MINUTES 39 SECONDS EAST A DISTANCE OF 446.91 FEET TO A POINT.

THEN ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 145.00 FEET AND A DELTA ANGLE OF 39 DEGREES 35 MINUTES 50 SECONDS A DISTANCE OF 100.21 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 32 DEGREES 18 MINUTES 34 SECONDS EAST, 98.23 FEET TO A POINT.

THEN, SOUTH 52 DEGREES 06 MINUTES 29 SECONDS EAST A DISTANCE OF 94.57 FEET TO A POINT.

THEN SOUTH 57 DEGREES 55 MINUTES 33 SECONDS EAST A DISTANCE OF 73.25 FEET TO A POINT.

THEN ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 38.50 FEET AND A DELTA ANGLE OF 44 DEGREES 35 MINUTES 04 SECONDS A DISTANCE OF 29.96 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES 13 MINUTES 06 SECONDS EAST, 29.21 FEET TO A POINT.

THEN SOUTH 28 DEGREES 02 MINUTES 36 SECONDS EAST A DISTANCE OF 86.76 FEET TO A POINT.

THEN ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 88.50 FEET AND A DELTA ANGLE OF 25 DEGREES 07 MINUTES 34 SECONDS A DISTANCE OF 38.81 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 00 DEGREES 16 MINUTES 11 SECONDS WEST, 38.50 FEET) TO A POINT.

THEN SOUTH 12 DEGREES 17 MINUTES 36 SECONDS EAST A DISTANCE OF 198.08 FEET TO A POINT.

THEN ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 63.00 FEET AND A DELTA ANGLE OF 48 DEGREES 31 MINUTES 45 SECONDS A DISTANCE OF 53.36 FEET (A CHORD BEARING AND DISTANCE OF SOUTH 36 DEGREES 33 MINUTES 26 SECONDS EAST, 51.78 FEET TO A POINT ON THE NORTHERN MARGIN OF THE RIGHT OF WAY OF U.S. HIGHWAY NO. 72.

THEN ALONG SAID MARGIN SOUTH 77 DEGREES 29 MINUTES 22 SECONDS WEST A DISTANCE OF 138.70 FEET TO A POINT.

THEN LEAVING SAID MARGIN AND ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 88.50 FEET AND A DELTA ANGLE OF 53 DEGREES 09 MINUTES 06

SECONDS A DISTANCE OF 82.10 FEET (A CHORD BEARING AND DISTANCE OF NORTH 14 DEGREES 16 MINUTES 57 SECONDS EAST, 79.19 FEET TO A POINT.

THEN NORTH 12 DEGREES 17 MINUTES 36 SECONDS WEST A DISTANCE OF 28.12 FEET TO A POINT.

THEN NORTH 10 DEGREES 17 MINUTES 48 SECONDS WEST A DISTANCE OF 102.43 FEET TO A POINT.

THEN ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 295.50 FEET AND A DELTA ANGLE OF 10 DEGREES 44 MINUTES 09 SECONDS A DISTANCE OF 55.37 FEET (A CHORD BEARING AND DISTANCE OF NORTH 15 DEGREES 39 MINUTES 52 SECONDS, 55.29 FEET TO A POINT.

THEN ALONG THE ARC OF A CURVE O THE LEFT WHICH HAS A RADIUS OF 88.50 FEET AND A DELTA ANGLE OF 33 DEGREES 09 MINUTES 19 SECONDS A DISTANCE OF 51.21 FEET (A CHORD BEARING AND DISTANCE OF NORTH 37 DEGREES 36 MINUTES 36 SECONDS WEST A DISTANCE OF 50.50 FEET TO A POING.

THEN ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 38.50 FEET AND A DELTA ANGLE OF 48 DEGREES 19 MINUTES 22 SECONDS A DISTANCE OF 32.47 FEET (A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 20 MINUTES 56 SECONDS WEST, 31.52 FEET) TO A POINT.

THEN SOUTH 77 DEGREES 29 MINUTES 22 SECONDS WEST A DISTANCE OF 37.52 FEET TO A POINT.

THEN NORTH 13 DEGREES 36 MINUTES 44 SECONDS WEST A DISTANCE OF 66.55 FEET TO A POINT.

THEN ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 23.50 FEET AND A DELTA ANGLE OF 104 DEGREES 26 MINUTES 30 SECONDS A DISTANCE OF 42.84 FEET (A CHORD BEARING AND DISTANCE OF NORTH 00 DEGREES 06 MINUTES 46 SECONDS EAST, 37.15 FEET TO A POINT.

THEN NORTH 52 DEGREES 06 MINUTES 29 SECONDS WEST A DISTANCE OF 59.49 FEET TO A POINT.

THEN ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 205.00 FEET AND A DELT ANGLE OF 39 DEGREES 35 MINUTES 50 SECONDS A DISTANCE OF 141.68 FEET (A CHORD BEARING AND DISTANCE OF NORTH 32 DEGREES 18 MINUTES 34 SECONDS WEST, 138.87 FEET TO A POINT.

THEN NORTH 12 DEGREES 30 MINUTES 39 SECONDS WEST A DISTANCE OF 446.91 FEET TO A POINT.

THEN NORTH 77 DEGREES 29 MINUTES 21 SECONDS EAST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.85 ACRES MORE OR LESS.