

**SPECIAL USE PERMIT APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

| APPLICANT INFORMATION  | OWNER INFORMATION*                 |
|--|------------------------------------|
| NAME: <u>KARIM VIRANI</u>  | NAME: <u>Ayaz, Inc</u>             |
| ADDRESS: <u>2074 NELMS POINTE LN</u>   | ADDRESS: <u>1495 Highway 120</u>   |
| CITY: <u>LAWRENCEVILLE</u>   | CITY: <u>Lawrenceville</u>         |
| STATE: <u>GA</u> ZIP: <u>30043</u>   | STATE: <u>GA</u> ZIP: <u>30043</u> |
| PHONE: <u>678-521-8828</u>   | PHONE: <u>(678) 777-0080</u>       |
| CONTACT PERSON: <u>KARIM VIRANI</u> PHONE: <u>678-521-8828</u>                 |                                    |
| CONTACT'S E-MAIL: <u>V.Karim@hotmail.com</u><br><u>ASHNIRAN - 770-827-7860</u> |                                    |

\*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

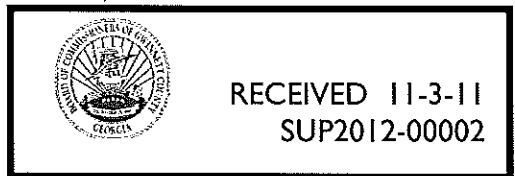
EXISTING/PROPOSED ZONING: C2 BUILDING/LEASED SQUARE FEET: 900

LAND DISTRICT(S): 7 LAND LOT(S): 045 ACREAGE: \_\_\_\_\_

ADDRESS OF PROPERTY: 1495 DULUTH HIGHWAY SUITE B LAWRENCEVILLE GA 30043

SPECIAL USE REQUESTED: BUY GOLD PRECIOUS METALS

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**



16937  
8168

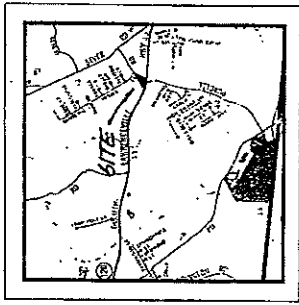
BK 16937 PG 0168 EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 45 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, CONTAINING 1.708 ACRES AND BEING MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY PREPARED BY D.J. BAGGETT LAND SURVEYING, DATED SEPTEMBER 9, 1998 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR FOUND AT THE INTERSECTION OF THE SOUTHERLY SIDE OF THE RIGHT OF WAY OF RAMBLING WOODS DRIVE (HAVING AN 80 FOOT RIGHT OF WAY) AND THE NORTHWESTERLY SIDE OF THE RIGHT OF WAY OF PURCELL ROAD (HAVING AN 80 FOOT RIGHT OF WAY); RUNNING THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWESTERLY SIDE OF THE RIGHT OF WAY OF PURCELL ROAD SOUTH 38 DEGREES 37 MINUTES 00 SECONDS WEST A DISTANCE OF 73.0 FEET TO A POINT; CONTINUING THENCE SOUTH 32 DEGREES 16 MINUTES 00 SECONDS WEST A DISTANCE OF 76.0 FEET TO A POINT; CONTINUING THENCE SOUTH 27 DEGREES 59 MINUTES 00 SECONDS WEST A DISTANCE OF 323.75 FEET TO A REBAR FOUND AT THE POINT OF THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF PURCELL ROAD WITH THE NORTHERLY SIDE OF THE RIGHT OF WAY OF GEORGIA HIGHWAY #120 (HAVING A 100 FOOT RIGHT OF WAY); RUNNING THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY SIDE OF THE RIGHT OF WAY OF GEORGIA HIGHWAY #120 NORTH 80 DEGREES 37 MINUTES 00 SECONDS WEST A DISTANCE OF 112.96 FEET TO A POINT; CONTINUING THENCE NORTH 78 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 124.94 FEET TO A POINT; CONTINUING THENCE NORTH 75 DEGREES 25 MINUTES 13 SECONDS WEST A DISTANCE OF 104.84 FEET TO A REBAR FOUND AT THE INTERSECTION OF THE LAND LOT LINE COMMON TO LAND LOTS 45 AND 72 WITH THE NORTHERLY SIDE OF THE RIGHT OF WAY OF GEORGIA HIGHWAY #120; RUNNING THENCE ALONG THE LAND LOT LINE COMMON TO LAND LOTS 45 AND 72 NORTH 59 DEGREES 32 MINUTES 28 SECONDS EAST A DISTANCE OF 664.85 FEET TO A REBAR FOUND LOCATED AT THE INTERSECTION OF THE SOUTHERLY SIDE OF THE RIGHT OF WAY OF RAMBLING WOODS DRIVE AND THE NORTHWESTERLY SIDE OF THE RIGHT OF WAY OF PURCELL ROAD, SAID POINT BEING THE POINT OF BEGINNING.



*[Signature]*  
RECEIVED 11-3-11  
SUP2012-00002



LOCATION MAP  
NOT TO SCALE

**REFERENCE MATERIAL:**  
PROPERTY AND DEVELOPMENT PLANS, AS SHOWN ON THE RECORD MAPS, AS NOTED, AND ALL OTHERS AS NOTED.

**FIELD WORKED NOTE:**  
THIS PROPERTY IS NOT CONSIDERED AS BEING A PART OF THE RECORD MAPS, AS NOTED, AND ALL OTHERS AS NOTED.

**AREA THIS TRACT:**  
TK. 5095.44 SQ. FT.  
1.70590 AC.

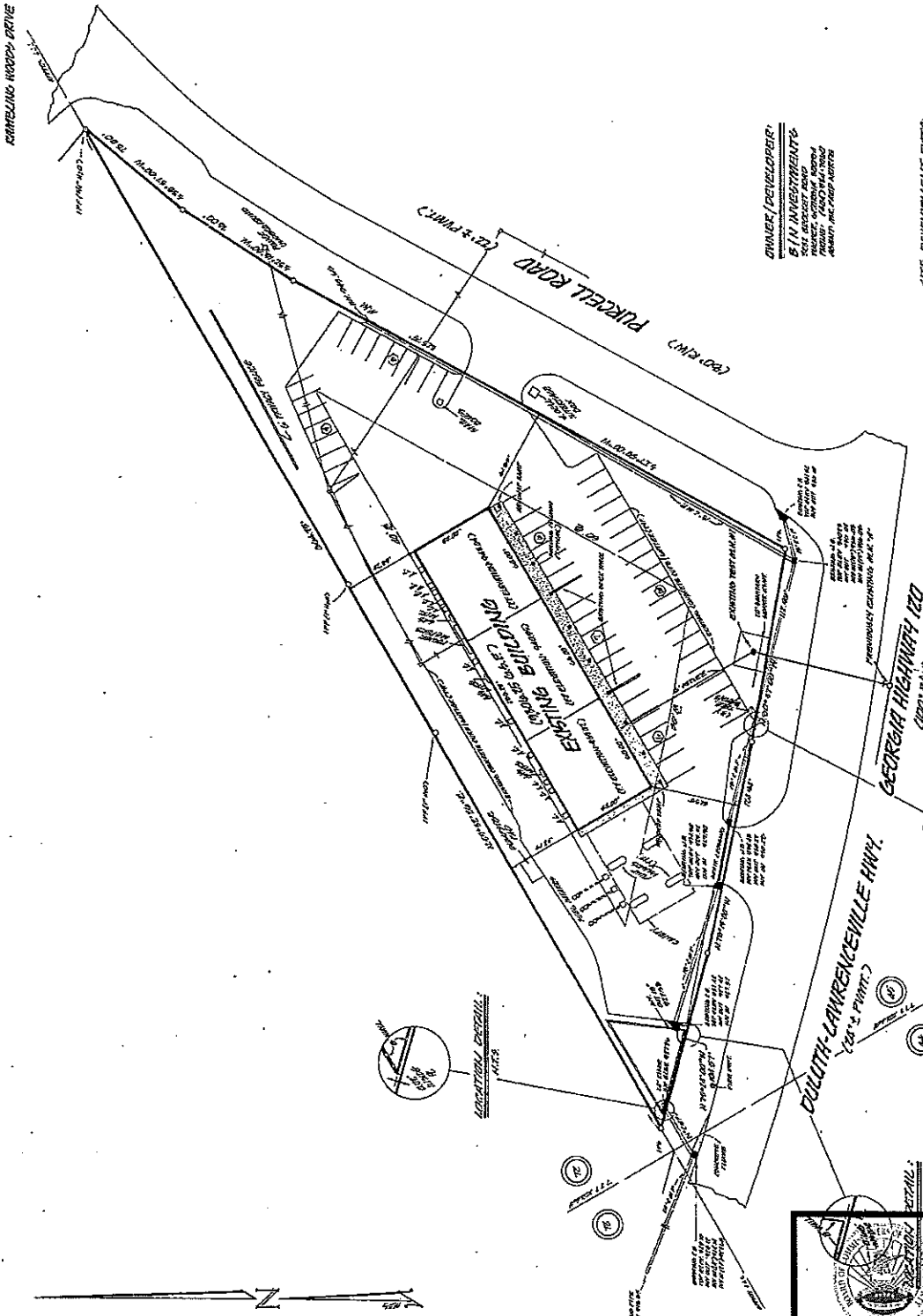
**PRECISION OF SURVEY:**

The field data upon which this plat is based has a closure precision of 1:100,000. The angular error of the second per traverse is 1.0 seconds.

This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet. Field angles and linear distances were measured using a topcon GTS-2 total station.



In my opinion, this plat is a correct representation of the facts as shown on the field notes and is in conformity with the requirements of the law.



**OWNER/DEVELOPER:**  
SIN INVESTMENTS  
PROJECT: COMMERCIAL OFFICE BUILDING  
SUBJECT: 10000 PUCKETT ROAD

**SITE DEVELOPMENT DATA:**  
TOTAL BUILDING 23,500 SQ. FT.  
TOTAL PARKING 54 SPACES  
PARKING LOT 1, 10000 PUCKETT ROAD

**ENCUMBRANCE DETAIL:**  
(NOT APPLICABLE)

|         |                    |
|---------|--------------------|
| DRAWN   | 5/27               |
| CHECKED |                    |
| DATE    | 10/20/10           |
| SCALE   | 1"=50'             |
| PROJECT | 10000 PUCKETT ROAD |
| SHEET   | 1 OF 1             |

AS-BUILT SURVEY FOR:  
PUCKETT PARKWAY  
FIRST FLOOR ELEVATION, LOBBY AREA, OF 10000 PUCKETT ROAD  
LAND LOT #8  
7TH DISTRICT  
GWINNETT COUNTY, GEORGIA

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |



RECEIVED  
SUPERVISOR

3-11  
002

**David A. Burre & Assoc., Inc.**  
Consulting - Land Surveying - Land Planning  
1328 Appleton Hwy., Suite 112  
Roswell, GA 30076 | 404-488-0330

**SPECIAL USE PERMIT APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

NO

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

NO

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

NO

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

NO

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

NO

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

NO



To

GWINNETT COUNTY PLANNING DIVISION

REZONING / CHANGE IN CONDITIONS / SPECIAL USE PERMIT

Dear Sir Madam.

We are going to use this Property Suite  
for buying Precious Metals, Jewelry repair shop.

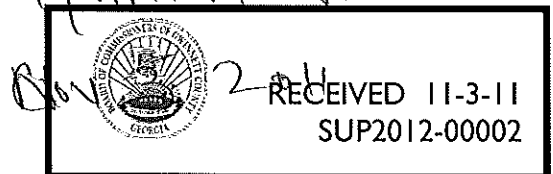
Average SQ FT is 7403.44. Parking Space are  
54 and Height of Building is 15 feet and is  
One lot.

We are going to have 2 Employees and the time  
will be MON - SAT. 10 AM to 7 PM. EXCEPT HOLIDAYS.

We would really Appreciate if you kindly  
Consider the Application.

Thanking you.

KARIM VIRANI



To

Gwinnett County Planning Division

Rezoning/Change in Conditions/Special Use  
Permit

1. We are going to use this property for buying Precious Metals, jewelry repair watch repair shop.
2. The acreage is 74,303.44 SQ FT.
3. The number parking spaces are 54 spaces.
4. The height of the building 15 feet
5. The number of lots or number of dwelling units proposed house size proposed
6. The density in terms of gross square footage per acre for proposed commercial, industrial, office or institutional use) 1



RECEIVED 11-3-11  
SUP2012-00002

**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

*Karim Virani*

Signature of Applicant

*10/14/11*

Date

*KARIM VIRANI*

Type or Print Name and Title

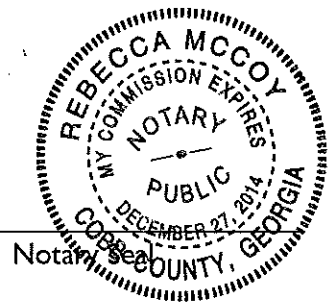
*OWNER.*

*Rebecca McCoy*

Signature of Notary Public

*10/14/11*

Date

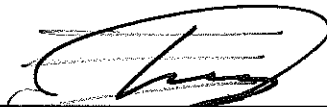
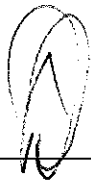


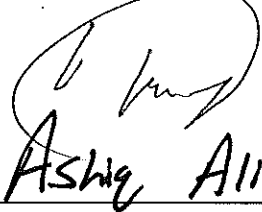
Notary Seal

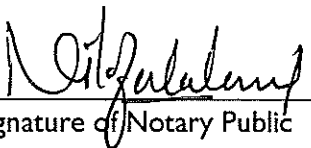


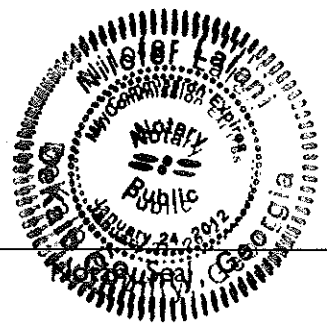
**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

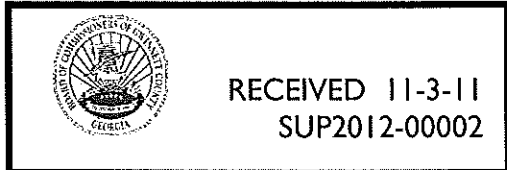
  \_\_\_\_\_ 10/16/11  
Signature of Property Owner Date

  
Type or Print Name and Title

 \_\_\_\_\_ 10/18/11  
Signature of Notary Public Date

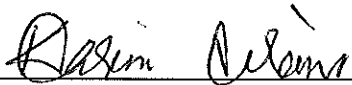


Notarize Ashiq Ali's signature - 10/18/11  
Notarize



**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

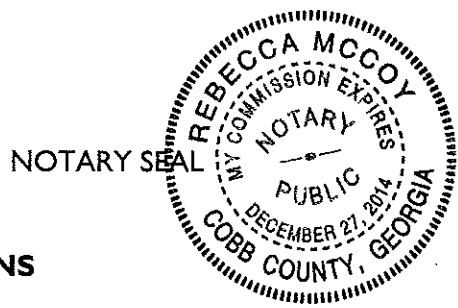

10/14/11
*KARIM VIRANI OWNER*

SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S                      DATE                      TYPE OR PRINT NAME AND TITLE  
 ATTORNEY OR REPRESENTATIVE


10/14/11

SIGNATURE OF NOTARY PUBLIC                      DATE



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

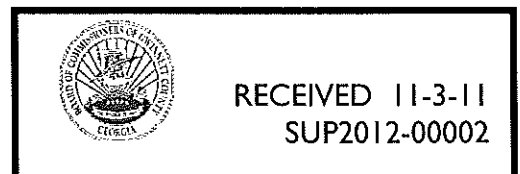
Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES     NO    KARIM VIRANI  
 YOUR NAME

If the answer is yes, please complete the following section:

| NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL | CONTRIBUTIONS (List all which aggregate to \$250 or More) | DATE CONTRIBUTION WAS MADE (Within last two years) |
|--|---|--|
|  |   |  |
|  |   |  |
|  |   |  |

Attach additional sheets if necessary to disclose or describe all contributions.



**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

**PARCEL I.D. NUMBER:** 7 - 045 - 007  
(Map Reference Number) District Land Lot Parcel

[Signature] 11-03-11  
Signature of Applicant Date  
Ayaz Ali  
Type or Print Name and Title

**TAX COMMISSIONERS USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Jessica Richardson TSA#  
NAME TITLE  
11-03-11  
DATE

