

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Carlos A Leon - Vega</u>	NAME: <u>Discover commms LLC</u>
ADDRESS: <u>3049 Devauden ct</u>	ADDRESS: <u>3940 Buford Hwy A101</u>
CITY: <u>Duluth GA</u>	CITY: <u>Duluth GA</u>
STATE: <u>GA</u> ZIP: <u>30096</u>	STATE: <u>GA</u> ZIP: <u>30096</u>
PHONE: <u>770 728 2704</u>	PHONE: <u>678-887-1297</u>
CONTACT PERSON: <u>Carlos A Leon v</u> PHONE: <u>770 728 2704</u>	
CONTACT'S E-MAIL: <u>extiloscolombianos@hotmail.com</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

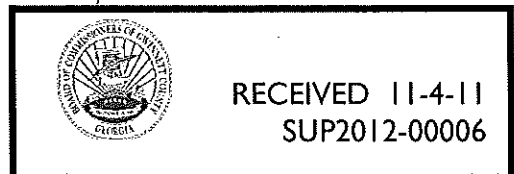
EXISTING/PROPOSED ZONING: C2 BUILDING/LEASED SQUARE FEET: 1200

LAND DISTRICT(S): 7 LAND LOT(S): 81 ACREAGE: 3.2

ADDRESS OF PROPERTY: 1956 Duluth Hwy Suite A-105
Lawrenceville GA 30043

SPECIAL USE REQUESTED: Precious metal
Precious metal Dealer

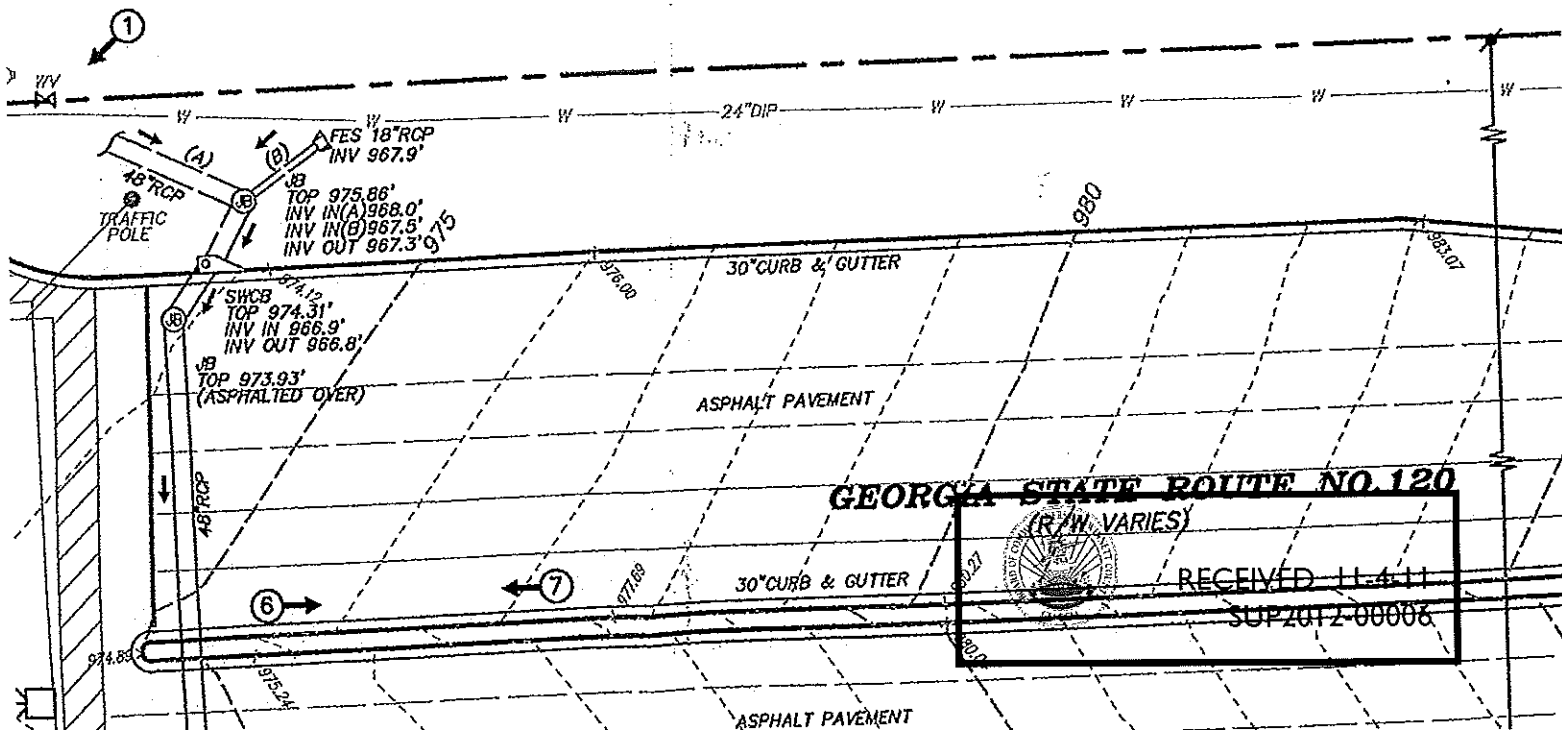
PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 81 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a concrete right-of-way monument found at the intersection of the Easterly right-of-way line of Breckinridge Extension (having a variable right-of-way) and the Southerly right-of-way line of Georgia State Route No. 120 (having a variable right-of-way); Thence along the Southerly right-of-way line of Georgia State Route No. 120, North 85 degrees 35 minutes 38 seconds East, a distance of 65.05 feet to a concrete right-of-way monument found; Thence North 76 degrees 48 minutes 05 seconds East, a distance of 202.01 feet to a concrete right-of-way monument found; Thence North 85 degrees 08 minutes 07 seconds East, a distance of 370.97 feet to a 5/8" rebar set; Thence leaving said right-of-way, South 03 degrees 19 minutes 04 seconds East, a distance of 237.40 feet to a 1 1/2" rebar found; Thence South 86 degrees 41 minutes 42 seconds West, a distance of 408.37 feet to a 1 1/2" rebar found; Thence South 86 degrees 31 minutes 36 seconds West, a distance of 196.54 feet to a 1 1/2" rebar found on the Easterly right-of-way line of Breckinridge Extension; Thence along said right-of-way, along the arc of a curve to the left with an arc length of 39.43 feet, said curve having a radius of 1390.00 feet, with a chord bearing of North 00 degrees 16 minutes 43 seconds East, and a chord length of 39.43 feet to a concrete right-of-way monument found; Thence North 89 degrees 51 minutes 00 seconds West, a distance of 34.50 feet to a concrete right-of-way monument found; Thence along the arc of a curve to the left with an arc length of 77.47 feet, said curve having a radius of 1355.00 feet, with a chord bearing of North 01 degrees 41 minutes 01 seconds West, and a chord length of 77.46 feet to a concrete right-of-way monument found; Thence North 03 degrees 30 minutes 06 seconds West, a distance of 73.06 feet to a concrete right-of-way monument found on the Southerly right-of-way line of Georgia State Route No. 120; said point being the **TRUE POINT OF BEGINNING**.
Said tract of land contains 3.197 acres



GEORGIA STATE ROUTE NO. 120
(R/W VARIES)

RECEIVED 11-4-11
SUP 2012-00006

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:

YES

- (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:

IT has positive affected as it create more traffic to the shopping center which is 70% vacant.

- (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:

YES

- (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



Letter Of Intent

Carlos A Leon Vega
Extilos Colombianos LLC
3049 Devauden Ct Duluth ga 30096

Reference: Request for a Precious Metals License

Dear. Gwinnett County Department of Planning & Development

This applications is requesting approval of a precious metal buyer license. The proposed business will be located at the 1956 Dultuh Hwy suite A-105, Lawrenceville Ga 30043

will conduct business by purchasing precious metals from customers over the age of 18 with proper identification for cash. The items will be held for a period of time before they are sent to a refinery in Doraville Ga.

The hours of operation will be during the hours from 10 a.m. to 7 p.m. Monday through Saturday.

The business will be conducted by one full time employee.

Sincerely,

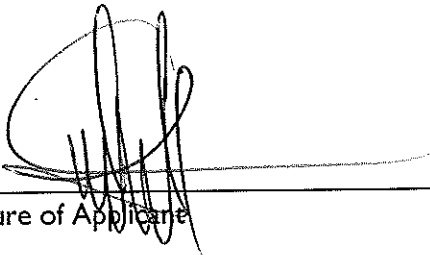

Carlos A Leon Vega.



RECEIVED 11-4-11
SUP2012-00006

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.



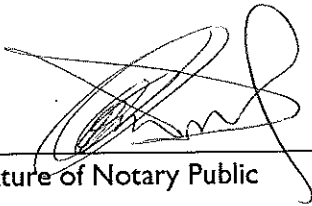
Signature of Applicant

10-04-2011

Date

Carlos A Leon Vega Owner

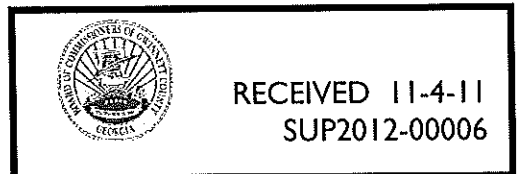
Type or Print Name and Title



Signature of Notary Public

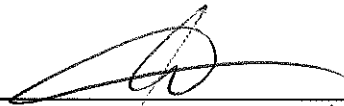
11/4/11

Date



SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

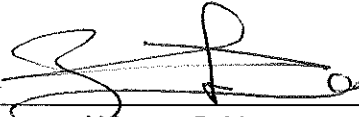
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE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

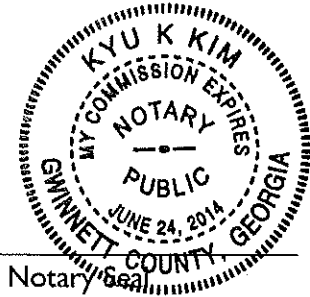


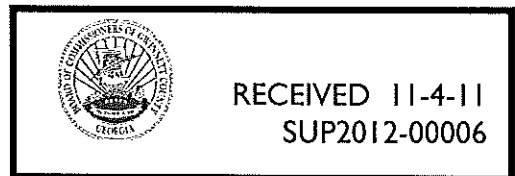
Signature of Property Owner 10.31.11
Date

Sandy Lau

Type or Print Name and Title



Signature of Notary Public 10/31/2011
Date 
Notary Seal



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:
(Map Reference Number)

R - 7081 - 116
District Land Lot Parcel

Signature of Applicant

Date

Carlos A Leon Vega
Type or Print Name and Title

10-31-11

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)

Bill Torres
NAME

TSA
TITLE

11/4/11
DATE

**GWINNETT COUNTY
TAX COMMISSIONER**

