

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Maximino Valadez</u>	NAME: <u>Jose C. Martinez</u>
ADDRESS: <u>5139 CAMBRIDGE WAY</u>	ADDRESS: <u>2552 Rosebud Rd.</u>
CITY: <u>NORCROSS, GA 30071</u>	CITY: <u>Grayson</u>
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: <u>GA</u> ZIP: <u>30017</u>
PHONE: <u>678-776-9376</u>	PHONE: <u>404-867-7242</u>
CONTACT PERSON: <u>Jose F. JIMENEZ</u> PHONE: <u>770-527-1429</u>	
CONTACT'S E-MAIL: <u>JFdoJIMENEZ@ARCDESIGN.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

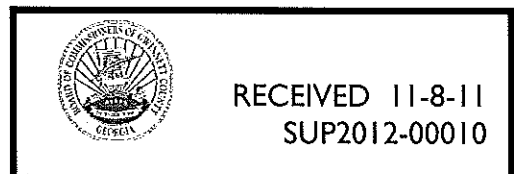
EXISTING/PROPOSED ZONING: C-2 BUILDING/LEASED SQUARE FEET: 7,216 *Verify*

LAND DISTRICT(S): 6 LAND LOT(S): 186 ACREAGE: 1.94

ADDRESS OF PROPERTY: 5064 Singleton Rd Norcross GA 30093

SPECIAL USE REQUESTED: Auto Repair Shop
Auto Sales (used)

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



BK47087PG0644

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

06 OCT -4 PM 2:00

TOM LAWLER, CLERK

PT-61 # 07-2006-039429

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 700.00

TOM LAWLER CLERK OF
SUPERIOR COURT

RETURN TO
ELVIRA MALENKY, ATTORNEY AT LAW LLC
3850 HOLCOMB BRIDGE RD.
SUITE 205
NORCROSS, GA 30092

CLERK HLG

WARRANTY DEED

State of Georgia
County of Gwinnett

This Indenture made this 29th day of September, in the year 2006, between

COMMUNICATION WORKERS OF AMERICA-LOCAL #3263

of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

**JOSE MARTINEZ and BERTHA MARTINEZ
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, and not as tenants in common**

of the County of , and State of GEORGIA, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveys and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 186 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING 2.0 ACRES, ACCORDING TO PLAT OF SURVEY BY HORBECK & ASSOCIATES, INC., DATED NOVEMBER 18, 1977, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEING AT THE INTERSECTION OF LAND LOTS 172,173 AND 187 OF SAID DISTRICT, THENCE RUN NORTH 60 DEGREES 01 MINUTES 34 SECONDS EAST, ALONG THE ORIGINAL LINE DIVIDING LAND LOTS 173 AND 186, FOR 212.0 FEET TO AN IRON PIN WHICH IS THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN NORTH 29 DEGREES 56 MINUTES 51 SECONDS WEST 637.41 FEET TO AN IRON PIN ON THE SOUTHERN SIDE OF THE 80-FOOT RIGHT OF WAY OF SINGLETON ROAD; THENCE NORTH 75 DEGREES 01 MINUTES 30 SECONDS EAST 183.55 FEET; THENCE NORTH 80 DEGREES 38 MINUTES 15 SECONDS EAST, ALL ALONG THE SOUTHERN SIDE OF SINGLETON ROAD 72.35 FEET TO A CORNER; THENCE SOUTH 09 DEGREES 06 MINUTES 20 SECONDS EAST 604.11 FEET TO THE ORIGINAL LINE DIVIDING LAND LOTS 173 AND 186; THENCE SOUTH 60 DEGREES 01 MINUTES 34 SECONDS WEST 30.0 FEET TO THE POINT OF BEGINNING.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

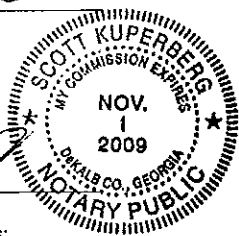
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered
in presence of:

Unofficial Witness

Notary Public
my commission expires:



COMMUNICATION WORKERS OF -
AMERICA-LOCAL #3262

By: *J. L. Lundy* President (SEAL)

By: *Bertha Martinez* Secretary (SEAL)

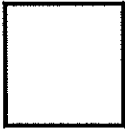
By: *Jose Martinez* (SEAL)

Corporate Seal



RECEIVED 11-8-11
SUP2012-00010

0163257



JOSE F. JIMENEZ, P.A.
 1715 S. W. 10th Ave.
 Fort Lauderdale, FL 33324
 Phone: 954.468.8888
 Fax: 954.468.8889
 www.jfjpa.com
 jose@jfjpa.com

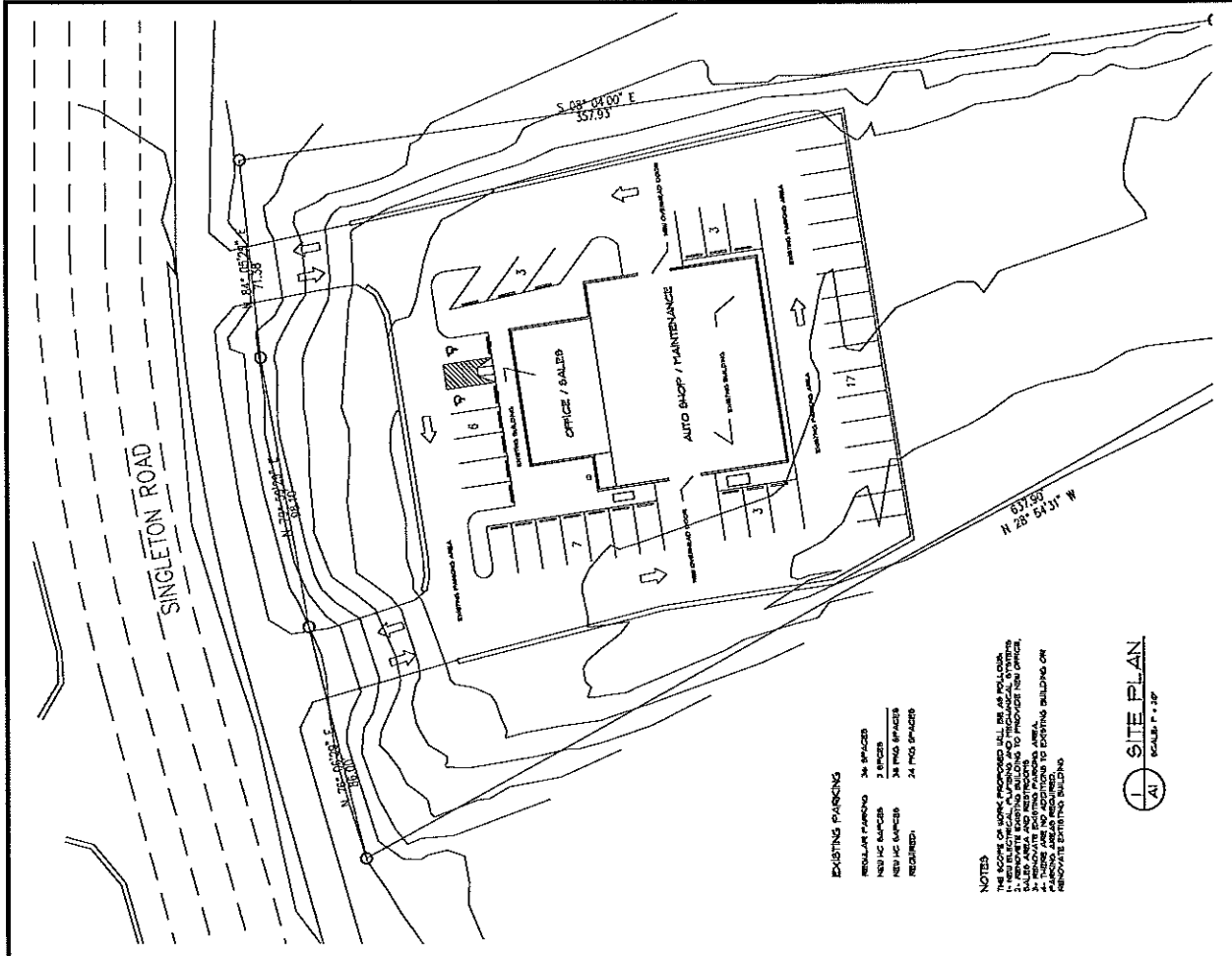


BUILDING RENOVATION
 VALDEZ AUTO REPAIR, INC.
 504 Singleton Road
 Norcross, Georgia 30093
 LAND LOT 1860 - 6th DISTRICT, GANNETT COUNTY, GA

PROJECT NO: 11-11000000-1

REVISIONS	
MARK	DATE

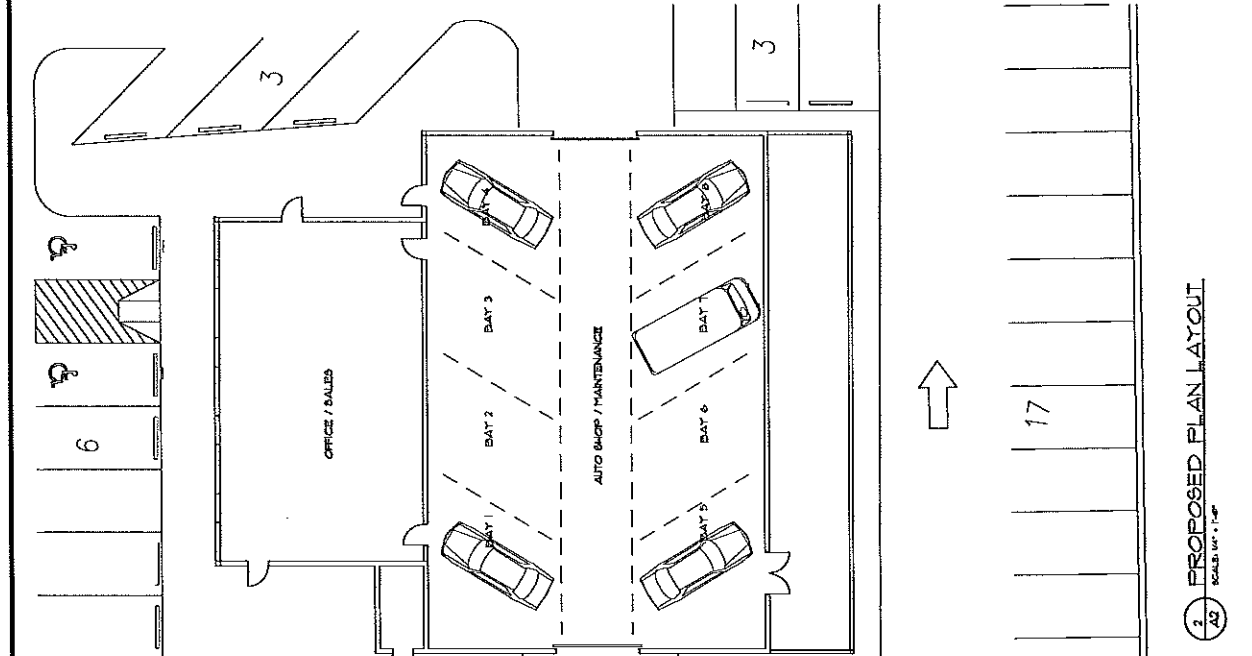
DATE: NOV-01-2011
 SHEET NO: A-1



EXISTING PARKING
 REGULAR SPACES 24 SPACES
 NEW AC SPACES 2 SPACES
 NEW AC SPACES 24 PADS SPACES
 REQUIRED 24 PADS SPACES

NOTES
 1. ALL WORK PROPOSED SHALL BE AS SHOWN.
 2. NEW ELECTRICAL, PLUMBING AND MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 3. ALL UTILITY LINES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO ANY EXCAVATION.
 4. THE OWNER SHALL PROVIDE ALL NECESSARY PERMITS AND APPROVALS FOR THIS PROJECT.
 5. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED PRIOR TO ANY EXCAVATION.
 6. ALL EXCAVATION SHALL BE PROTECTED BY SHIELDING AND BRACING TO PREVENT COLLAPSE.
 7. ALL EXCAVATION SHALL BE BACKFILLED AND COMPACTED TO ORIGINAL GRADE OR BETTER.
 8. ALL EXCAVATION SHALL BE PROTECTED BY SHIELDING AND BRACING TO PREVENT COLLAPSE.

1 SITE PLAN
 SCALE: 1" = 40'



2 PROPOSED PLAN LAYOUT
 SCALE: 1/4" = 10'



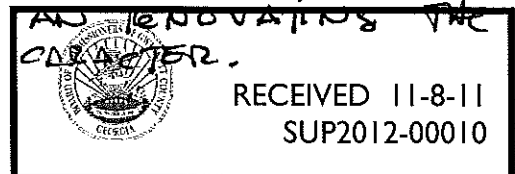
RECEIVED 11-8-11
 SUP2012-00010

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 - AN AUTO ^{Service} REPAIR & DETAILING WILL BE CONSISTANT WITH THE ADJACENT AREAS AND NEIGHBORHOOD.
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
NO - ALL RELATED SERVICES ARE CONCEALED WITHIN THE STRUCTURE AND NO DODGIS IS EXPECTED ON SITE
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
THE PROPOSED BUSINESS WILL PROVIDE SERVICES NOT READILY AVAILABLE TO RESIDENTS. IS EXPECTED TO HAVE A POSITIVE IMPACT TO RESIDENTS NOT NEEDING TO TRAVEL FAR FOR SUCH SERVICE
- (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 - THERE WILL BE NO USE OF AREAS ADJACENT TO THE STREETS OR NEARBY AREAS.
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Yes - AN AUTO SERVICE & REPAIR WILL BE FOCUS ON PROVIDING NEARBY SERVICE TO RESIDENTS
- (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:
THE IMPLEMENTATION OF THE BUSINESS REQUIRES LITTLE OR NO CHANGE OF EXISTING CONDITIONS BESIDES UPGRADING THE EXISTING INTERIOR EXTERIOR TO MAINTAIN EXISTING CHARACTER.



Gwinnett County Department of Planning and Development
Planning Division
One Justice Square
446 West Crogan Street
Lawrenceville, GA 30046

RE: **Letter of Intent**
to Special Use Permit Application
for VALADEZ AUTO REPAIR, Inc owner and applicant

Dear Planning Department:

This letter is to present you the proposed intent to open an automotive repair shop for my business at 5064 Singleton Road, Lilburn, GA 30093. The proposed modifications and details of the project are listed as follows:

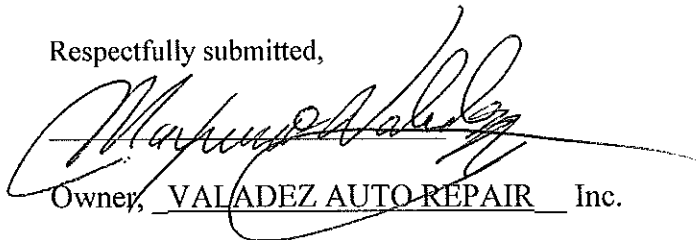
The existing building will require no additions or mayor modifications to the structure or the site. It will involve a mayor renovation, beatification of the exterior of the building and site, as well as the renovation of the office and reception areas.

My business has been established for 12 years and the current location is 8 STEVE DR. DORAVILLE, GA 30340. It is my intent to establish and to provide automotive service and maintenance as well as emission inspection in this new business location. The current location does not provide an adequate areas or space for the clientele and it is my intent to become a neighborhood service provider to the adjacent residential areas.

Arcade Design Corporation in Lawrenceville is the architectural firm that will guide us and that will help to provide all design and construction documents as necessary for the completion of the project. This renovation will match the existing building design.

- Current Zoning is C-2.
- The acreage of the existing site is 1.94 acres.
- The existing number of parking spaces is adequate and they will be located within the existing paved areas, so there will not be any additional paving or modification to the site or the landscaping areas.
- The existing height of the building is 17'-6" the new enclosed bays will be under this existing building height.
- There will be no need for modifications to the existing buffers or set-backs. All work will be within the existing building area and the existing metal canopies.
- All oil service removal and disposal of liquids and materials will be provided by certified contracting services.

Respectfully submitted,


Owner, VALADEZ AUTO REPAIR Inc.



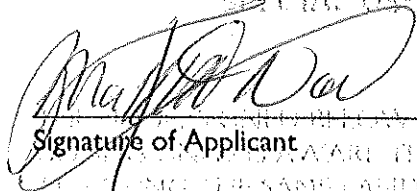
RECEIVED 11-8-11
SUP2012-00010

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.

Gwinnett County Planning Division
Special Use Permit Application
Last Updated 8.2008

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION



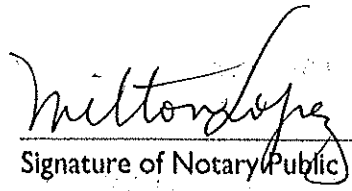
Signature of Applicant

6-16-2011

Date

Maximino Veladéz

Type or Print Name and Title



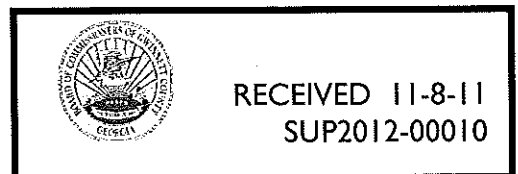
Signature of Notary Public

6/16/2011

Date

Notary Seal

MILTON LOPEZ
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
MY COMM. EXPIRES 11/28/2013



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.

Jose C Martinez
Signature of Property Owner

6-15-11
Date

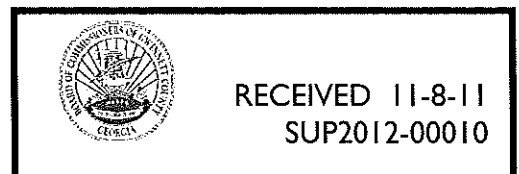
Jose C Martinez - Owner
Type or Print Name and Title

Milton Lopez
Signature of Notary Public

6/15/2011
Date

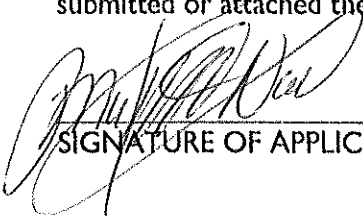
Notary Seal

MILTON LOPEZ
NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
MY COMM. EXPIRES 11/28/2013

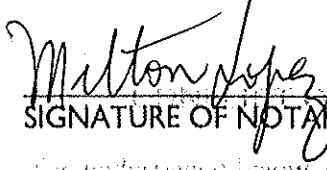


CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

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.

 6-16-2011 Maximino Valadez
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

 6/16/2011 MILTON LOPEZ
 SIGNATURE OF NOTARY PUBLIC DATE NOTARY PUBLIC, GWINNETT COUNTY, GEORGIA
 MY COMM. EXPIRES 11/28/2013

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

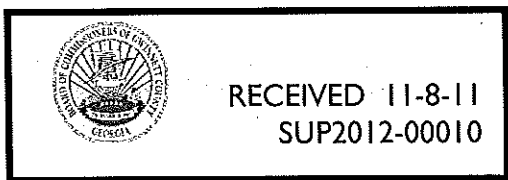
Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES NO MAXIMO VALADEZ
 YOUR NAME

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

NAME AND OFFICIAL 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:
(Map Reference Number)

6 District 186 Land Lot 012 Parcel


Signature of Applicant

6-16-2011
Date

Maximino Valadez
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
NAME
as of 11/08/11
DATE

TSAH
TITLE

