

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Maria E. Diaz</u>	NAME: <u>Maria E. Diaz</u>
ADDRESS: <u>3058 Indian Shoals Rd.</u>	ADDRESS: <u>3058 Indian Shoals Rd.</u>
CITY: <u>Dacula</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30019</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
PHONE: <u>470-399-3102</u>	PHONE: <u>470-399-3102</u>
CONTACT PERSON: <u>Orlando Diaz</u> PHONE: <u>770-480-4172</u>	
CONTACT'S E-MAIL: <u>topgrade.concreteinc@live.com</u>	
<u>* Emily - 404-992-7325 eventura77@aol.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:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>RA200</u>	BUILDING/LEASED SQUARE FEET: <u>56x28=1568</u>
PARCEL NUMBER(S): <u>5-325-001</u>	ACREAGE: <u>0.9422</u>
ADDRESS OF PROPERTY: <u>3058 Indian Shoals Rd. Dacula; GA 30019</u>	
SPECIAL USE REQUESTED: <u>Mobile Home</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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NOV 28 2016

EVENTURA77@aol.com

SUP '17 00 8

BK 54672 PG 0678

Return to

Verenice Ramirez
1430 Memory Way
Lawrenceville GA 30045

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

2016 OCT 20 AM 8 43

RICHARD ALEXANDER CLERK

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Gwinnett

THIS INDENTURE Made the 19th day of October 2016 between
Verenice Ramirez
of the County of Gwinnett and the State of GA

as party or parties of the first part hereinafter called Grantor and
Maria E Diaz
of the County of Gwinnett and the State of GA

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 and 00/100 DOLLAR (\$10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents the receipt of which is hereby acknowledged has granted bargained sold and conveyed and by these presents do hereby grant bargain sell and convey unto the said Grantee heirs and assigns all that tract or parcel of land described as follows

All that tract or parcel of land lying and being in Land Lot 325 of the 5th District Gwinnett County Georgia being 0.9422 acre as per plat prepared for Micky C Smith and Barbara J Smith dated 10/12/2006 recorded in Plat Book 117 Page 76 Gwinnett County Georgia Records which recorded plat is incorporated herein by reference and made a part of this description

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 Grantee heirs and assigns forever in FEE SIMPLE

AND THE SAID Grantor heirs executors and administrators will warrant and forever defend the right and title to the above described property unto the Grantee heirs and assigns against all claims of all persons owning holding and claiming by through or under the Grantor

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

Signed sealed and delivered in the presence of

[Signature]
Unofficial Witness

[Signature]
Verenice Ramirez

[Signature]
Notary Public

My commission expires

(Notary Seal)

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0098582

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LEGEND

BL - BUILDING LINE
BM - BENCH MARK
CB - CATCH BASIN
CE - CONSTRUCTION EASEMENT
CL - CENTER LINE
CM - CONCRETE MONUMENT FOUND
CMP - CORRUGATED METAL PIPE
CTF - CRIMP TOP TUBE FOUND
DB - DEED BOOK
DE - DRAINAGE EASEMENT
DI - DRAIN INLET
EL - ELEVATION
FES - FINISHED END SECTION
FTE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
FIRM - FLOOD INSURANCE RATE MAP
HLP - HOUSE LOCATION PLAN REQUIRED
HN - HEAD MOUNT
HML - 100 YEAR HIGH WATER LEVEL
IE - INVERT ELEVATION
IPS - ONE-HALF INCH R-SHA SET
IRF - INTERMEDIATE RESIDENTIAL FLOOD
JB - JUNCTION BOX
LL - LAND LOT LINE
MN - MANHOLE
ON - OVERHEAD
OTF - OPEN TOP PIPE FOUND
PB - PLAT BOOK
PC - POINT OF CURVATURE
PCC - POINT OF CIRCULAR CURVATURE
PI - POINT OF INTERSECTION
PL - PROPERTY LINE
PRC - POINT OF REVERSE CURVATURE
PT - POINT OF TANGENCY
R - RADIUS
RCP - REINFORCED CONCRETE PIPE
RDP - RESIDENTIAL DRAINAGE PLAN REQUIRED
RDS - RESIDENTIAL DRAINAGE STUDY REQUIRED
R/W - RIGHT-OF-WAY
SSS - SANITARY SEWER EASEMENT
SSRI - SANITARY SEWER MANHOLE
TH - TEST HOLE
UG - UNDERGROUND
WN - WATER METER
WV - WATER VALVE
C - CABLE TV LINE & POLE
G - GAS LINE
F - FENCE LINE
P - POWER LINE & POLE
S - SEWER LINE & MANHOLE
T - TELEPHONE LINE & POLE
W - WATER LINE & FIRE HYDRANT

NOTES:

1. SURVEY PROCEDURES: THIS SURVEY BASED ON MEASUREMENTS OBTAINED USING AN TOPCON GPT-3003 INSTRUMENT CAPABLE OF READING ANGULAR MEASUREMENTS DIRECTLY TO A MINIMUM OF 3 SECONDS OF ARC AND LINEAR DIMENSIONS DIRECTLY TO 0.01 FEET AND A TDS RECORD DATA COLLECTOR.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A MINIMUM PRECISION RATIO OF ONE FOOT IN 31,419 FEET, AND AN AVERAGE ANGULAR ERROR OF 2.0 SECONDS PER ANGLE POINT, AND WAS ADJUSTED BY LEAST SQUARES.
3. DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A MINIMUM PRECISION RATIO OF 1 FOOT IN 110,643 FEET.
4. THIS PROPERTY IS LOCATED ON PANEL 130322 DEADC OF THE FEMA OFFICIAL FLOOD INSURANCE RATE MAP DATED MAY 4, 1992 AND NO PORTION OF THIS PROPERTY LIES WITHIN AN AREA HAVING SPECIAL FLOOD HAZARDS. THIS DETERMINATION WAS MADE BY GRAPHICALLY SCALING ABOVE SAID FLOOD MAP. NO ENGINEERED FLOOD STUDY WAS PERFORMED BY MILLER & ASSOCIATES PROFESSIONAL LAND SURVEYING, INC.
5. DATE OF FIELD SURVEY: SEPT. 11, 2006.
6. REFERENCE DEED DB 11914 PG 84

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LAND LOT 325 OF THE 5TH DISTRICT
GWINNETT COUNTY, GEORGIA 0.9422 ACRES

DATE:
SEPT. 12, 2006
SCALE: 1"=40'

D.G. JENKINS DEVELOPMENT
CORPORATION
DB 35233 PG 101
TAX PARCEL 5-325-008

D.G. JENKINS DEVELOPMENT
CORPORATION
DB 35233 PG 101
TAX PARCEL 5-325-008

LOUIS VON FOLBER
& THE SAUNDERS FOLBER
CORPORATION
DB 5774 PG 150
TAX PARCEL 5-325-008

1253.1' ALONG CL OF INDIAN
SHOALS ROAD TO THE CL OF
JONES PHILLIPS ROAD

INDIAN SHOALS ROAD
60' R/W
DB 5774 PG 150



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

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, 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:

yes

- (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

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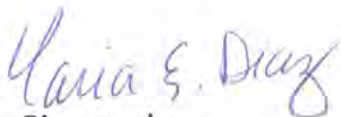
NOV 28 2016

Nov. 11, 2016

Letter of Intent

To Whom This May Concern:

I Maria E. Diaz want to put a modular double wide trailer home on my lot located at 3058 Indian Sholas Road, Dacula, GA 30019. Attached is a copy of the home I want to place at my lot. I have bought this land to have my home and I choose for it to be this modular home that looks like a built home and plan to build a back porch later at a future date.



Sincerely,

Maria E. Diaz

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Are you looking for a professionally designed manufactured home at an aggressive package price? The Schult Patriot Manufactured Home may be the home for you!

1559 Sq. Ft. – 3 Bedrooms / 2 Bathrooms

Now available, the Schult Patriot Manufactured Home. Buyers will fall in love with this impressive manufactured home. This home is professionally designed and manufactured by Schult Homes of Redwood Falls, Minnesota. Manufactured home buyers will LOVE the modern features in this 3 bedroom & 2 bathroom home. This modern 1559 square foot home is offered as you see with only a few options you can change. An end entry floor plan is available. Like this home, but looking for a modular? Ask us about the [modular home option](#). **This home is now on display at our location in Hutchinson, Minnesota.**

Standard Features in the Schult Patriot Manufactured Home

Options Available in the Schult Patriot Manufactured Home

- ▶ R22 Floor Insulation
- ▶ R 21 Wall Insulation
- ▶ R45 Roof Insulation
- ▶ 30" Deluxe Gas Range in place of electric
- ▶ 40 gallon gas water heater in place of standard
- ▶ 2nd Conduit through floor

Home Details

Model Name: Patriot

Square Feet: 1559

Model Number: 5628-Patriot

Bedrooms: 3

Floor Plan: Rambler

Bathrooms: 2

Manufacturer: Schult Homes

Dimensions: 28' x 56'

Additional Features:

Barn Door, Pocket Door, Entertainment Center, White Interior Doors

Floor Plans

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INTERIOR FEATURES

- GRANITE KITCHEN ISLAND ◀
- SOLID WOOD CABINET DOORS ◀
- LUXURY WALK-IN TILE SHOWER ◀
- FREE STANDING OVAL TUB ◀
- STYLISH BARN DOOR & POCKET DOOR ◀



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GRANITE ISLAND



Interior Features

- Granite Kitchen Island
- Solid Wood Cabinet Doors
- Luxury Walk-in Tile Shower
- Free Standing Oval Tub
- Stylish Barn Door & Pocket Door

FREESTANDING OVAL TUB



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MAY 28 2018

STYLISH BARN DOOR



THE PATRIOT

3 Beds - 2 Baths | 1475 Sq. Ft. | 56' x 28' Multi Section



CRAFT AREA



Also Including

- Great Access to Outdoors
- Pendant Lighting
- Tile Backsplash
- Craft Area
- All-Metal Faucets

ENTERTAINMENT CENTER



Supporting



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.

Maria E. Diaz
Signature of Applicant

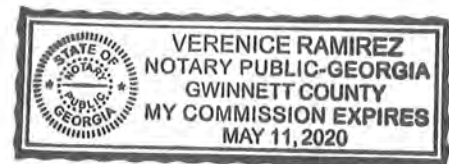
11/10/16
Date

Maria E. Diaz
Type or Print Name and Title

Property Owner

[Signature]
Signature of Notary Public

11/10/16
Date



my commission expires May 11, 2020
Notary Seal

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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

11/10/16

Date

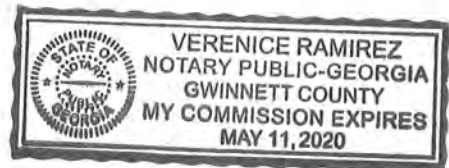
Maria E. Diaz

Type or Print Name and Title

Property Owner



Signature of Notary Public



11/10/16

Date

my commission expires:

Notary Seal

may 11, 2020

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**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.

Maria E. Diaz
Signature of Applicant

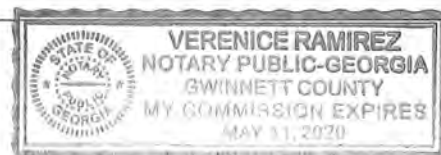
Maria E. Diaz
Type or Print Name

Property Owner

November 10, 2016
Date

[Signature]
Signature of Notary Public

11/10/16
Date



my commission expires May 11, 2020
Notary Seal

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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.

Maria E. Diaz 11/10/16 Maria E. Diaz - Property Owner
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

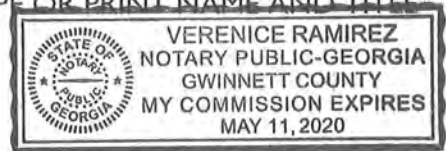
SIGNATURE OF APPLICANT'S
ATTORNEY OR REPRESENTATIVE

DATE

TYPE OR PRINT NAME AND TITLE

[Signature]
SIGNATURE OF NOTARY PUBLIC

11/10/16
DATE



NOTARY SEAL
my commission expires May 11, 2020

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 Maria E. Diaz
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)
N/A	N/A	N/A

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

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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: 5 - 325 - 001 R5325 001
(Map Reference Number) District Land Lot Parcel

Mania S. Diaz

Signature of Applicant

Oct. 17, 2016

Date

Verenice Ramirez

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Kate Murphy
NAME

TSA

TITLE

10-17-16
DATE

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**This is a true and correct copy of a
Gwinnett County Property Tax
for the year of 2016**

NOV 28 2016

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**Richard Steele
Tax Commissioner
Date 10-17-16**

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