



AN ORDINANCE

Natalyn Mosby Archibong
BY NATALYN MOSBY ARCHIBONG

**AN ORDINANCE AUTHORIZING A REIMBURSEMENT OF
DEVELOPMENT IMPACT FEES PAID BY ARIZONA PARTNERS LLC
LOCATED AT 195 ARIZONA AVENUE; AND FOR OTHER PURPOSES**

WHEREAS, Arizona Partners LLC completed the development of the Arizona Lofts project located at 195 Arizona Avenue; and

WHEREAS, this location is situated within the boundaries established as a Linkage Community of the Atlanta Empowerment Zone; and

WHEREAS, the Arizona Partners LLC paid development impact fees in the amount of \$3,668.00 as displayed on exhibit "A", as an attachment to this ordinance; and

WHEREAS, the location of the project entitled Arizona Partners LLC to an exemption from the requirement of paying development impact fees; and

WHEREAS, the City of Atlanta's Development Impact Fee ordinance provides for the City Council authorization of reimbursements where entitled;

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA as follows:

Section 1: That the Mayor or her designee is hereby authorized to reimburse impact fees paid in the amount of \$3,668.00 to Arizona Partners LLC paid per exhibit "A", as attached to this ordinance.

Section 2: That all charges and expenses related to this reimbursement be charged to and paid from the following fund, account, and center combinations:

Section 3: That all ordinances and parts of ordinances in conflict herewith are repealed.

A true copy,

Rhonda Doughton Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

NOV 01, 2004
NOV 05, 2004



BUILDING PERMIT

CITY OF ATLANTA - BUREAU OF BUILDINGS

Permit No.: BB 200202134
Date Issued: 02-APR-2002

GENERAL PERMIT INFORMATION

Location: 1721 COLLEGE AV NE
ARIZONA LOFTS MODEL-OFFICE

Estimated Cost: \$150,000.00 Permit Fee: \$750.00
Plans: BLC2 200200384 Aprvd. By: R. STANDLEY
BB 200202134

Zone: I-2 Aprvd. By: S. BARFIELD
PCN: 15 0210 LL015 Issued By: R. STANDLEY

Bldgs.: 1 Tot. Fl. Area: 2,000
Tot. Units: Parking Req'd.:

BUILDING INFORMATION

Bldg. Name: ARIZONA LOFTS

Stories: 1 Height In Ft.: 16
Max. Occ.: 20 Ground Fl. Area: 2,000
Tot. Fl. Area: 2,000

Units: Space Fl. Area:

CONVERT TO OFFICE BLDG
IBC- TYPE III-B SPRINKLERED CONST
BUSINESS OCCUPANCY-NEW

ADDRESS INFORMATION

Owner - ARIZONA PARTNERS LLC
1721 COLLEGE AVE
ATLANTA, GA 404 377-2224

Builder - PUNCH CO LLC
2230 TOWNE LAKE PKWY BLDG 400 STE 130
WOODSTOCK, GA 30189 678-494-1656

Architect - ROWHOUSE DESIGN GROUP
211 WALKER ST SW
ATLANTA, GA 30313 404-524-0071

POST IN A CONSPICUOUS PLACE ON THE JOB

DO NOT: POUR CONCRETE, COVER FRAMING NOR OCCUPY BUILDING UNTIL ALL INSPECTIONS HAVE BEEN MADE.

A SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL, PLUMBING, HVAC WORK AND SIGNS.

GEORGIA - FULTON COUNTY

The recipient of the building permit shall post a copy of same on a sign not less than six square feet with the words "Notice of Issuance of Building Permit" in letters not less than four inches high in a conspicuous place on the effected property so that the sign and permit can be easily viewed from the public street on which the property fronts. Said sign shall be posted no later than 24 hours after the issuance of the building permit and shall not be removed for 30 days. The recipient of the building permit shall also file a notarized affidavit with the Clerk of Council certifying under penalty of perjury the date on which the sign required in the above paragraph was posted.

Ordinance 00-O-1664/Z-00-88 Jan 25, 2001

Personally appeared: MITCH JAFFE

who on oath says that (he) (she) is the applicant for the foregoing, and that all statements are true to the best of (his) (her) knowledge, and that the work to be done thereon is authorized by the owner.

AGENT CONTRACTOR OWNER

Applicant:

Address: 2230 TOWNLAKE PKWY #400-130
WOODSTOCK, GA 30189

Phone No.: 770-598-6203

Sworn to and subscribed before me this Second day of April, 2002.

Inspector:

Notary Public

J. TANORY, 404-330-6182 Hrs. 7:15 - 8:45

The issuance of this permit shall not prevent the building official from thereafter requiring the correction of errors in the plans and specifications or from preventing building operations being carried on thereunder when in violation of the Building Code or of any other ordinance of the City of Atlanta. Except as otherwise stated, a permit for construction under which no work is commenced within six months after issuance, or where the work commenced is suspended or abandoned for six months, shall expire, and fees paid shall be forfeited.

Norman Koplon, P.E.
Director
Bureau of Buildings

SCOPE OF WORK: Convert existing warehouse space to office

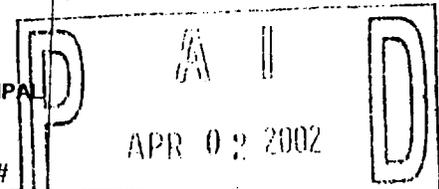
COMMENTS

Change of Use: E0200252:gjr

Fee Description	Fee Amount	Fee Account No.
Building Permit Fee	750.00	IA01422101 B00001
Fire/Ems Impact Fee	96.00	IC28 497101T31X04109991
Parks/Rec Impact Fee- South	210.00	IC28 497202T31X04109991
Police Impact Fee	26.00	IC28 497301T31X04109991
Traffic Impact Fee	3,336.00	IC28 467401M11X04519985
Total Impact Fees:	3,668.00	
Total:	\$4,418.00	

STEPHANIE TAYLOR

NOT VALID UNLESS
STAMPED PAID BY MUNICIPAL
REVENUE COLLECTOR.
NOT TRANSFERABLE
Certificate of Occupancy #
Completed Date:



(Inspector's signature)

A CERTIFICATE OF OCCUPANCY IS REQUIRED

RCS# 6199
11/01/04
1:42 PM

Atlanta City Council

Regular Session

CONSENT I

CONSENT I PGS 3-15

ADOPT

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 3

Y Smith	B Archibong	Y Moore	Y Mitchell
Y Starnes	B Fauver	B Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	NV Sheperd	NV Borders

CONSENT I

		11-01-04 Council Meeting
ITEMS ADOPTED ON CONSENT	ITEMS ADOPTED ON CONSENT	ITEMS ADVERSESED ON CONSENT
1. 04-O-1626	38. 04-R-1878	48. 04-R-1162
2. 04-O-1795	39. 04-R-1940	49. 04-R-1172
3. 04-O-1796	40. 04-R-1908	50. 04-R-1178
4. 04-O-1828	41. 04-R-1909	51. 04-R-1782
5. 04-O-1819	42. 04-R-1910	52. 04-R-1900
6. 04-O-1929	43. 04-R-1911	53. 04-R-1901
7. 04-O-1758	44. 04-R-1912	54. 04-R-1902
8. 04-O-1932	45. 04-R-1913	55. 04-R-1903
9. 04-O-1430	46. 04-R-1914	56. 04-R-1904
10. 04-O-1926	47. 04-R-1915	57. 04-R-1905
11. 04-O-1885		58. 04-R-1906
12. 04-O-1937		59. 04-R-1907
13. 04-O-1941		
14. 04-R-1893		
15. 04-R-1894		
16. 04-R-1895		
17. 04-R-1916		
18. 04-R-1917		
19. 04-R-1918		
20. 04-R-1920		
21. 04-R-1896		
22. 04-R-1897		
23. 04-R-1898		
24. 04-R-1899		
25. 04-R-1930		
26. 04-R-1884		
27. 04-R-1886		
28. 04-R-1888		
29. 04-R-1889		
30. 04-R-1890		
31. 04-R-1891		
32. 04-R-1928		
33. 04-R-1938		
34. 04-R-1870		
35. 04-R-1871		
36. 04-R-1874		
37. 04-R-1945		

04-0-1932

(Do Not Write Above This Line)

AN ORDINANCE *Deborah M. Archibald*
BY NATALYN MOSBY ARCHIBONG

AN ORDINANCE AUTHORIZING A
REIMBURSEMENT OF DEVELOPMENT
IMPACT FEES PAID BY ARIZONA
PARTNERS LLC LOCATED AT 195 ARIZONA
AVENUE; AND FOR OTHER PURPOSES

ADOPTED BY
NOV 0 1 2004
COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred *10/18/04*

Referred To: *Finance / Executive*

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred to _____

Committee *F.N.P.C.*

Date *10-29-04*

Chair _____

Action: *Hold*
Fav, Adv, Hold (see rev. side)
Other: _____

Members _____

C. T. A. A.
Hound School
Olivia Muller

Refer To _____

Committee _____

Date _____

Chair _____

Action: _____
Fav, Adv, Hold (see rev. side)
Other: _____

Members _____

Refer To _____

Committee _____

Date _____

Chair _____

Action: _____
Fav, Adv, Hold (see rev. side)
Other: _____

Members _____

Refer To _____

Committee _____

Date _____

Chair _____

Action: _____
Fav, Adv, Hold (see rev. side)
Other: _____

Members _____

Refer To _____

FINAL COUNCIL ACTION

- 2nd
- 1st & 2nd
- 3rd
- Consent
- V Vote
- RC Vote

CERTIFIED

NOV 0 1 2004

ATLANTA CITY COUNCIL PRESIDENT

Jan McFadden

CERTIFIED

NOV 0 1 2004

ATLANTA CITY COUNCIL CLERK

MAYOR'S ACTION

Andy Furber
NOV 0 5 2004

MAYOR