

ORDINANCE NO. 2943
CONDITIONAL USE PERMIT 07-CUP-03

AN ORDINANCE RELATING TO ZONING: AUTHORIZING A CONDITIONAL USE PERMIT FOR CERTAIN PROPERTY.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF PAOLA, KANSAS:

Section 1. **CONDITIONAL USE PERMIT GRANTED.** Pursuant to regulations set forth in the Paola Land Development Ordinance, Sections 21.220 and 21.222, permission is hereby granted to use:

Lot 1, Block 1, Norman's Addition in the City of Paola, Miami County, Kansas,

property commonly known as 803 Baptiste Drive, in the manner set forth in Section 2 hereof.

Section 2. That the real property described above shall hereafter be deemed to allow Heavy Retail and Service, as further provided in Section 3.

Section 3. **CONDITIONS AND STIPULATIONS.** The conditional use permit granted in Sections 1 and 2 above, in addition to full compliance with any general provisions of the Paola Land Development Ordinance and the site plan for a 'New Trailer Sales Location', is hereby made contingent upon the performance and observation of the following conditions, of which the violation will be a basis for revocation in addition to those specified in Section 21.225:

- 1) A maximum of 15 trailers on lot, including overflow trailers stored on adjacent property.
- 2) Hours of operation are limited to Monday thru Saturday, 7am to 7 pm.
- 3) An approved Landscaping Plan to be installed prior to the 1 year CUP review, including Street Trees.
- 4) An approved Signage Plan provided to staff prior to any sign permits being issued.
- 5) Parking Lot shall be paved 30 days after the completion of the Baptiste Drive Project.
- 6) The Conditional Use Permit shall be reviewed after one year.

Section 4. This ordinance shall take effect and be in force from and after its publication in the official city newspaper.

PASSED BY the Council this 24th day of April, 2007.

APPROVED BY the Mayor this 24th day of April, 2007.

Artie Stuteville, Mayor

ATTEST: (SEAL)

Daniel G. Droste, City Clerk