

ORDINANCE NO. 2970
CONDITIONAL USE PERMIT 08-CUP-01

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:

Lots 1, 2, and 3, Pinnacle Point, a subdivision in the City of Paola, Miami County, Kansas,

property commonly known as 301, 303, 305, 307, 309, and 311 West Ottawa, in the manner set forth in Section 2 hereof.

Section 2. That the real property described above shall hereafter be deemed to allow Multi-family Residential, 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 the Pinnacle Point Apartments, 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. An approved landscaping plan be submitted to staff.
2. An approved lighting plan be submitted to staff.
3. An approved signage plan be submitted to staff.
4. An approved drainage plan be submitted to staff.
5. Modification of the site plan to provide for a sufficient paving structure for trash trucks to ingress and egress the property.
6. That the Conditional Use Permit 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 25th day of March 2008.

APPROVED BY the Mayor this 25th day of March 2008.

Artie Stuteville, Mayor

ATTEST: (seal)

Daniel G. Droste, City Clerk