

**AN ORDINANCE APPROVING THE CONDITIONAL USE TO  
ALLOW A LENDING INSTITUTION FOR TITLE MAX LOCATED  
AT 711 NORTH HIGHWAY 47**

WHEREAS, an application was filed on January 3, 2014 by Brue Edwards of Kaplan Real Estate, for Title Max for approval of a conditional use permit to allow a lending institution on the following described property:

A tract of land being part of the Northwest Quarter of the Southeast Quarter of Section 21, Township 47 North, Range 2 West, City of Warrenton, Warren County, Missouri and being described as follows:

Commencing at the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence along the West line of the Northwest Quarter of the Southeast Quarter, North 0 degrees 04 minutes East, 207.50 feet to an iron rod on the West right-of-way line of Missouri State Highway "47"; thence along the said West right-of-way line, North 42 degrees 22 minutes East, 251.20 feet to an old iron pipe at the place of beginning of the said tract; thence leaving the said West right-of-way line, North 89 degrees 30 minutes West, 171.75 feet to an old pipe; thence along the West line of the Northwest Quarter of the Southeast Quarter, North 01 degree 00 minutes 35 seconds East, 250.00 feet to an iron rod; thence leaving the said West line, South 89 degrees 30 minutes East, 38.07 feet to a railroad spike; thence South 37 degrees 34 minutes East, 140.90 feet to an iron rod in the edge of concrete; thence South 37 degrees 34 minutes East, 127.98 feet to an "X" on a curb on the West right-of-way line of Missouri State Highway "47"; thence along the said West right-a-way line, South 42 degrees 22 minutes West, 51.42 feet to the place of beginning.

WHEREAS, a public hearing was held on February 6, 2014 to solicit input from the public; and

WHEREAS, the Planning and Zoning Commission, at their meeting of February 6, 2014 recommended approval of the conditional use permit to allow a lending intuition at 711 North Highway 47 which is zoned C-3; and

WHEREAS, a public hearing was held on February 18, 2014 to solicit input from the public; and

WHEREAS, on February 18, 2014 the Board of Aldermen of the City of Warrenton, after due and careful consideration, has concluded to approve the conditional use permit to allow a lending institution with Brue Edwards of Kaplan Real Estate for Title Max, at 711 North Highway 47; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WARRENTON, MISSOURI, AS FOLLOWS:


SECTION I. The Board of Aldermen of the City of Warrenton hereby approves the

conditional use permit to allow a lending institution at 711 North Highway 47 with no conditions.

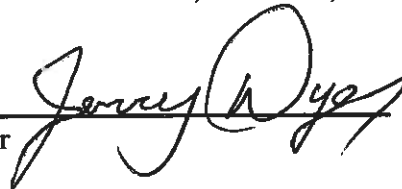
SECTION II. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION III. This Ordinance shall take effect and be in full force from and after the passage and approval thereof.

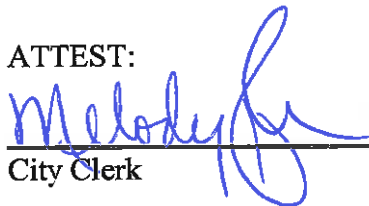
READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Warrenton, Missouri, this 18<sup>th</sup> day of February, 2014.

  
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President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 18<sup>th</sup> day of February, 2014.

  
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Mayor

ATTEST:

  
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City Clerk