

AN ORDINANCE APPROVING THE CONDITIONAL USE TO ALLOW MOTOR VEHICLE SERVICE & REPAIR FOR DISCOUNT TIRE INC. LOCATED AT 2405 NORTH HIGHWAY 47.

WHEREAS, an application was filed on November 1, 2013 by Steve Thompson, for Discount Tire Inc. for approval of a conditional use permit to allow vehicle service and repair on the following described property:

A Tract of land located in the Southwest Quarter of the Northeast Quarter of Section 16, Township 47 North, Range 2 West and being more particularly described as follows:

Beginning at an iron rod on the northeast corner of the Southwest Quarter of the Northeast Quarter of Section 16, Township 47 North, Range 2 West, said iron rod being on the west line of State Highway 47; thence along said west line South 0 degrees 56 minutes 00 seconds East 122.00 feet to a point; thence departing the west line of State Highway 47 North 89 degrees 23 minutes 00 seconds West 300.00 feet to a point; thence North 0 degrees 56 minutes 00 seconds West 122.00 feet to a point; thence South 89 degrees 23 minutes 00 seconds East 300.00 feet to an iron rod being the point of beginning, containing 0.84 acres, more or less. Subject to Sewer Line Easement to the City of Warrenton, Missouri as described and recorded in Book 184 at page 484, Warren County Deed Records. Subject to Sewer Line Easement to the City of Warrenton, Missouri as described and recorded in Book 260 at page 539, Warren County Deed Records.

WHEREAS, a public hearing was held on December 5, 2013 to solicit input from the public; and

WHEREAS, the Planning and Zoning Commission, at their meeting of December 5, 2013 recommended approval of the conditional use permit to allow motor vehicle service and repair at 2405 North Highway 47 which is zoned C-3; and

WHEREAS, a public hearing was held on December 17, 2013 to solicit input from the public; and

WHEREAS, on December 17, 2013 the Board of Aldermen of the City of Warrenton, after due and careful consideration, has concluded to approve the conditional use permit to allow motor vehicle service and repair with Steve Thompson of Discount Tire Inc., at 2405 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 motor vehicle service and repair at 2405 North Highway 47 under the following conditions:

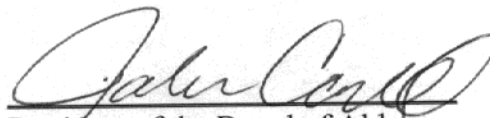
- 1) Prohibit outdoor storage of tires both new and used; and

- 2) All service work is to be done inside the building; and
- 3) Payment of \$2,009 into the sidewalk fund per City code; and
- 4) An easement dedication to the City for a sidewalk.

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

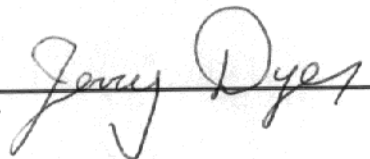
SECTION III. This Ordinance shall take effect and be in full force from and after the passage and approval thereof.

READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Warrenton, Missouri, this 17th day of December, 2013.



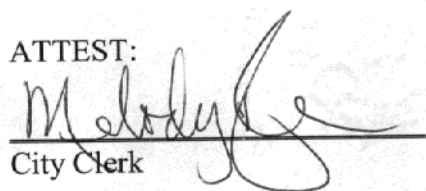
President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 17th day of December, 2013.



Mayor

ATTEST:



City Clerk