

**AN ORDINANCE APPROVING THE CONDITIONAL USE TO
ALLOW A PLAZA TIRE STORE LOCATED AT 907 NORTH
STEINHAGEN**

WHEREAS, an application was filed on May 29, 2015 by Rhodes Development Company LLC, for approval of a conditional use permit to allow a light auto service and a tire shop 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 an old iron bar at the Northeast Corner of the Northwest Quarter of the Southeast Quarter; thence along the North line of the Northwest Quarter of the Southeast Quarter, North 89°-04' West 40.00 feet (record) 39.63 feet (actual) to an iron rod at the place of beginning of the said tract of land; thence along the West line of Steinhagen Road, South 00°-28' West 304.82 feet to an iron rod; thence along the North line of a tract of land described in Document Number 201003054 of the Warren County Records with a curve to the left, said curve having a chord of North 74°-23' West 157.47 feet and a radius of 9,292.03 feet to an old iron rod; thence along the East line of a tract of land described in Document Number 201103339 of the Warren County Records, North 00°-29' East 264.91 feet to an old iron rod; thence along the South line of Buche Avenue, South 89°-04' East 152.00 feet to the place of beginning and containing 0.99 acres, more or less.

WHEREAS, a public hearing was held on July 2, 2015 to solicit input from the public;
and

WHEREAS, the Planning and Zoning Commission, at their meeting of July 2, 2015 recommended approval of the conditional use permit to allow a light auto service and tire shop at 907 North Steinhagen which is zoned C-3; and

WHEREAS, a public hearing was held on July 21, 2015 to solicit input from the public; and

WHEREAS, on July 21, 2015 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 light auto service and tire shop for Rhodes Development Company LLC at 907 North Steinhagen; and

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

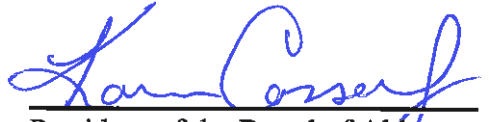
SECTION I. The Board of Aldermen of the City of Warrenton hereby approves the conditional use permit to allow a light auto service and tire shop at 709 North Steinhagen with no conditions.

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 21st day of July, 2015.



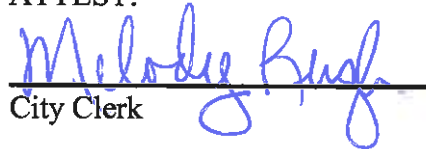
President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 21st day of July, 2015.



Mayor

ATTEST:



City Clerk