

(Published in the Topeka Metro News March 22, 2006)

ORDINANCE NO. 18594

AN ORDINANCE introduced by City Manager Neil Dobler amending the Master PUD Plan of Paradise Plaza Townhomes by allowing for placement of an illuminated building identification sign and message center on property located at 2046 SE 11th Street in the City of Topeka, Kansas. (Z63/56B) (Council District No. 3)

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TOPEKA, KANSAS:

Section 1. That the Master PUD Plan of Paradise Plaza Townhomes, is hereby amended in accordance with Section 48-24.06(b) of the Comprehensive Zoning Regulations by allowing for placement of an illuminated building identification sign and message center on property located 2046 SE 11th Street and described as follows:

Legal Description:

Tract I

A tract of land in the SW ¼ of Section 4, Township 12 South, Range 16 East of the 6th P.M., in Shawnee County, Kansas, described as follows:

Commencing at a point 20 rods south and 40 rods east of the NW corner of the SW ¼ of said Section 4; thence south 01 degree 05 minutes 00 seconds west for a distance of 30.00 feet to the point of beginning; thence north 90 degrees 00 minutes 00 seconds east for a distance of 628.35 feet; thence south 00 degrees 59 minutes 00 seconds west for a distance of 206.69 feet to the center line of a 10' utility easement; thence north 90 degrees 00 minutes 00 seconds west along the center line of said easement for a distance of 628.70 feet; thence north 01 degrees 05 minutes 00 seconds east for a distance of 206.70 feet to the point of beginning. Said tract contains 2.98 acres more or less.

Tract II

A tract of land in the SW ¼ of Section 4, Township 12 South, Range 16 East of the 6th P.M., in Shawnee County, Kansas, described as follows:

Commencing at a point 20 rods south and 40 rods east of the NW corner of the SW ¼ of said Section 4; thence south 01 degrees 05 minutes 00 seconds west, for a distance of 206.70 feet to the point of beginning; said point being in the center line of a 10' utility easement; thence north 90 degrees 00 minutes 00 seconds east, along said easement for a distance of 628.70 feet; thence south 00 degrees 59 minutes 00 seconds west, for a distance of 261.47 feet to the north right-of-way line of I-70 Highway; thence north 89 degrees 59 minutes 50 seconds west, along said right-of-way for a distance of 330.49 feet; thence north 80 degrees 30 minutes 24 seconds west, along said right-of-way for a distance of 470.07 feet; thence north 89 degrees 59 minutes 56 seconds east, for a distance of 424.96 feet; thence north 01 degrees 05 minutes 00 seconds east, for a distance of 2.55 feet to the point of beginning. Said tract contains 4.62 acres more or less.

Section 2. That the development of the site allowing for placement of an illuminated building identification sign and message center shall be in accordance with the Master PUD Plan of Paradise Plaza Townhomes **subject to:**

1. **Use and development of the site in accordance with the amended and approved Master PUD Plan for Paradise Plaza I Townhouses.**

Section 3. Prior to any building and/or land development on the site, an amended Master PUD Plan of Paradise Plaza Townhomes shall be submitted for review and administrative approval by the Planning Director.

Section 4. This Ordinance shall take effect and be in force from and after its passage, approval and publication in the official city newspaper.

Section 5. This Ordinance Number shall be fixed upon the "District Map".

Section 6. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

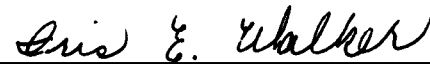
Section 7. This Ordinance shall take effect and be in force from and after its passage, approval and publication in the official city newspaper.

PASSED AND APPROVED by the Council of the City of Topeka, March 14, 2006.

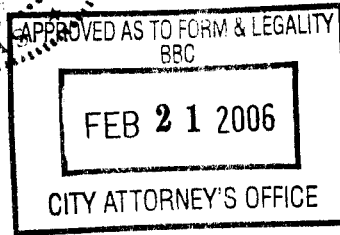
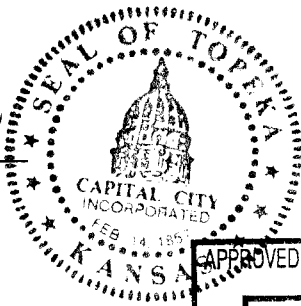


William W. Bunten, Mayor

ATTEST:



Iris E. Walker, City Clerk



To Be Codified _____
Not To Be Codified X