

RESOLUTION 7152

CONDITIONAL USE PERMIT

A RESOLUTION introduced by Mayor Harry Felker in accordance with Section 48-23a.03 (2) (f) & (k) of the Code of the City of Topeka, approving a Conditional Use Permit to establish an *automotive service station, type II (primary use) and motor vehicle sales (secondary use)* on property currently zoned "X-1" Mixed Use District and located at 414 NW Gordon Street in the City of Topeka, Kansas. (CU01/8) (Council District No. 1)

BE IT RESOLVED: by the Council of the City of Topeka, Kansas, that the application of American Automotive, Inc. under the provisions of Section 48-23a.03 (2) (f) & (k) of the Code of the City of Topeka, Kansas, for a Conditional Use Permit to establish an *automotive service station, type II (primary use) and motor vehicle sales (secondary use)* on property currently zoned "X-1" Mixed Use District and located at 414 NW Gordon Street in the City of Topeka, Kansas, and legally described as follows:

Tract 1:

Lot 3, except the west 7 ½ feet thereof and the west 18 ¾ feet of Lot 4, Block "B", Gordon Street, Ellinwood's Assition to the City of Topeka, Shawnee County, Kansas.


Tract 2:

The east 6 ¼ feet of Lot 4, all of Lot 5, and the west 12 ½ feet of Lot 6, Block "B", Ellinwood's Addition to the City of Topeka, Shawnee County, Kansas.

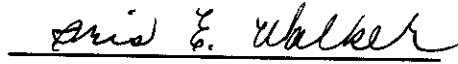
be, and the same is hereby approved, subject to:

1. **The use limited to an automotive service station, type II (primary use) and motor vehicle sales (secondary use).**
2. **The use and development of site in compliance with the site development plan dated 4/02/01.**
3. **Outside storage of supplies, materials, products, and equipment is prohibited, except for permitted vehicle sales.**
4. **Landscaping identified on the site development plan shall be installed prior to occupancy of the building. Should any portion of the landscape material die or become damaged, it shall be replaced by the next planting season to maintain an attractive landscape amenity.**

ADOPTED AND APPROVED by the Council of the City of Topeka, May 8, 2001.


Harry Felker, Mayor

ATTEST:


Iris E. Walker, City Clerk

