

AN ORDINANCE APPROVING A SPECIAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO DAWN ANTHONY FOR OPERATION OF A TAX AND ACCOUNTING BUSINESS AT 6904 NORTH BELLEFONTAINE AVENUE.

WHEREAS, pursuant to Section 32-37 of Ordinance No. 2.292 being the Gladstone Zoning Ordinance, public notice was made of a request to for a Special Use Permit on property at 6904 North Bellefontaine Avenue and legally described as all of Lot 1, except the south five feet, Block 15, Meadowbrook Estates, a subdivision in Gladstone, Clay County, Missouri; and

WHEREAS, public hearings have been held after the publishing of the required notices; and

WHEREAS, the Planning Commission of the City of Gladstone did submit its recommendation to the City Council for approval of such Special Use Permit requesting certain conditions as incorporated herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

SECTION 1. THAT, Dawn Anthony is hereby granted a Special Use Permit for operation of a tax and accounting business on property at 6904 North Bellefontaine Avenue, the effective date of which shall be the enactment date of this Ordinance and expiring five (5) years from this date, all subject to the following conditions:

1. This Special Use Permit is to be issued to Dawn Anthony to be used at this residence only. If she relocates to another residence, she must reapply for another permit. This Special Use Permit is to be non-transferable to another person either living at this residence or at any other location.
2. Dawn Anthony shall reside at this address for this permit to be valid.
3. No person other than Dawn Anthony shall be employed at this location or any other address in association with the tax and accounting business operated by Dawn Anthony.
4. Hours of operation shall be limited to 9AM to 7PM Monday through Saturday.
5. Any construction, wiring, plumbing or other such work to building or site shall require the appropriate permit(s) from the City of Gladstone.
6. Dawn Anthony shall apply for and maintain all applicable State and City business, professional, and occupational licenses.
7. All fire safety and building inspection requirements for the structure made by the City of Gladstone in addition to all fire safety requirements for such State license shall be installed and maintained as required within 30 days after the issuance of this permit.
8. This permit is to be issued in accordance with the information supplied by Dawn Anthony along with any additional conditions established by the City upon passage of this permit. Any violation of these conditions may result in the cancellation of this Special Use Permit.
9. No outside signage shall be placed on the property.

SECTION 2. SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

PASSED, SIGNED, AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 26th DAY OF MAY, 2015.



Mayor Bill Garnos

ATTEST:



Ruth E. Bocchino, City Clerk

First Reading: May 26, 2015

Second Reading: May 26, 2015

File #1413