

THAT THE REQUEST FROM STEVEN SHARPE, REPRESENTING SALEH BAZZAR, SEEKING A CONDITIONAL USE PERMIT FOR 2501 LATHROP AVENUE FOR CONVERSION OF AN AUTO REPAIR GARAGE INTO A CONVENIENCE STORE, WITH THE ADDITION OF NEW GAS PUMPS, A CANOPY, AND OTHER SITE IMPROVEMENTS, BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on November 10, 2010 be approved subject to the conditions contained herein.
- b. That all applicable building and occupancy permits be obtained from the Building Inspection Department.
- c. That the hours of the convenience store be from 6:00 a.m. – 11:00 p.m., seven days a week; and that the pumps may be available for gasoline purchase at all times utilizing the “pay at the pump” system.
- d. That there be no outside storage allowed, with the exception of the propane exchange as located and screened on the site development plan along the south side of the building.
- e. There shall be no parking, automobile repair, automobile storage, or similar uses allowed in the areas marked as ‘grass’ on the site plan.
- f. That the owner shall be responsible for all site maintenance, including trimming, pruning, grass cutting, removal of debris, and overall maintenance of the site.
- g. The all remaining light poles shall be painted to match the building, and no light fixtures may be taller than 15 feet in height.
- h. That the parking lot shall be re-surfaced and striped, with curb stops installed, prior to issuance of a certificate of occupancy.
- i. That the perimeter fencing as indicated on the site plan be in place prior to issuance of a certificate of occupancy.
- j. That, with the authorization of the Director of Public Works, the two curb cuts proposed to be removed be eliminated and new curbing installed prior to issuance of an occupancy permit.
- k. Signage is not approved with this plan. All signage shall be reviewed and permitted separately from this approval.
- l. That all lighting meet the emission standards of the photometric plan as submitted by the applicant.
- m. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
- n. That this permit is subject to Plan Commission review for compliance with the listed conditions.
- o. That all codes and ordinances be complied with and required permits acquired.