

THAT THE REQUEST FROM RICARDO MONDRAGON FOR A CONDITIONAL USE PERMIT TO OPERATE A TIRE CHANGE FACILITY AT 1100 S. MEMORIAL DRIVE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That plans presented to the Plan Commission at the July 30, 2014 meeting be approved subject to the conditions contained herein.
- b. That all applicable building and occupancy permits be applied for and obtained through the Building Inspection Department.
- c. That the operator obtains a Waste Tire Generator License from the City Clerk's office prior to occupancy.
- d. That the outdoor storage or display of junked vehicles, vehicle parts, unlicensed or inoperable vehicles, tires, banners, flags, or other temporary signage be prohibited at all times.
- e. That all aspects of the operation of the business be conducted indoors, with doors remaining closed at all times.
- f. That there be no sale of any auto related parts or accessories, or vehicles, with the exception of tires, at this site at any time.
- g. That overnight parking of vehicles be prohibited.
- h. That all trash, recyclables, dumpsters, parts, tires, etc. shall be stored inside the building. If the applicants wish to store their trash dumpster outdoors, they shall indicate as such to Staff and provide detail on the screening and location of the dumpster prior to issuance of an occupancy permit.
- i. That the lot be sealed and striped, including wheel stops, prior to occupancy.
- j. No vehicles or other items shall be placed on the lot so as to block the visibility triangle at 11th Street and S. Memorial Drive.
- k. Hours of operation shall be 8:00 a.m. to 5:30 p.m., Monday – Saturday.
- l. That all signage be professionally made and subject to review and approval by the Department of City Development prior to issuance of a building permit and prior to installation.
- m. That all codes and ordinances be complied with.
- n. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission, and no major changes made to these conditions without the approval of the Common Council.