

Dave - CMO



City of Lawrence KANSAS

MIKE WILDGEN, CITY MANAGER

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CITY COMMISSION
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SUE HACK

March 2, 2004

Mr. H. C. Shephard
1711 West 6th Street
Lawrence, KS 66044

Re: Tire Shop Access

Dear Mr. Shephard:

On December 18, 2002, a letter was sent to Alan Belot regarding the Tire Shop site plan. One of the conditions was that a note be added to the site plan that states the following: "Occupancy permit for proposed building will not be issued until the required public improvements to the 6th Street entrance, as shown, are complete, inspected and accepted by the Department of Public Works". This note appears on the approved site plan.

No steps were taken to reconstruct the 6th Street entrance per the approved site plan until February 10, 2004 when a Highway Permit was submitted for our approval. The permit was approved on February 11, 2004 and mailed to Richard Hamlin, KDOT Area Utilities Coordinator, in Osage City. No work can begin on the state highway right-of-way until the permit is approved and returned, which usually takes about one month.

Since the public improvement has not been completed, per the note on the site plan, an occupancy permit will not be issued. If you wish to request a waiver of this condition you must write a letter and request to be on a City Commission agenda to discuss this issue directly with the City Commission.

If you have any questions, please feel free to call me at (785) 832-3101.

Sincerely,

Barry Walthall
Codes Enforcement Manager

cc: Victor Torres
~~Barry Walthall~~
Chuck Soules
Linda Finger



Memo

To: Sheila Stogsdill, Lee Smith
From: Terese Gorman
Date: February 11, 2004
Re: Tire Shop at 1711 West 6th Street

The applicant submitted the necessary paperwork for the State Highway Permit on February 10, 2004. The application was reviewed, signed and placed in the mail on February 12. At this time, the existing curb cut on 6th Street has not been reconstructed per the approved site plan.

Per the letter dated December 18, 2002 mailed to Alan Belot, it states "a note stating that occupancy permits for proposed buildings will not be issued until the required public improvements are complete, final inspected and accepted by the Public Works Department" shall be placed on the site plan. The note appears on the approved site plan. Since the existing curb cut has not been reconstructed per the approved site plan, this improvement has not been completed or accepted by the Public Works Department.



Terese A. Gorman, P.E.



December 18, 2002

Alan Belot
Belot / Hartronft Associates, LLC
708 W. 9th Street, Suite 205
Lawrence, KS 66044

RE: SP-10-73-02: Site Plan for a Retail Tire Shop at 1711 W. 6th Street

Dear Alan:

The Lawrence City Commission, at their meeting on Tuesday, December 17, 2002 approved the above referenced site plan subject to the following conditions:

1. Submission of a revised site plan indicating:
 - a. A note stating that occupancy permits for proposed buildings will not be issued until the required public improvements are complete, final inspected and accepted by the Public Works Department.
 - b. The Book & Page reference of the recorded cross-access easements between Lot 1 and Lot 2.
 - c. Revised northeast orientation of the trash enclosure to allow for angled truck access.
 - d. Revised 20-1204 note on plan to correct square footage.
2. Execution of a Site Plan Performance Agreement (provided); and
3. Filing of the final plat of the College Motel Addition prior to release of the site plan to Neighborhood Resources.

Please provide the additional information required and four copies of a revised site plan to meet the conditions. Once these conditions have been fulfilled, the approved site plans will be released to the Neighborhood Resources Department for issuance of a building permit. Approval of this site plan does not infer approval of any signs shown on the site plan or contemplated. Approval of signs must be received through the Neighborhood Resources Department. If no building permit is issued for the site within one year from this date, the site plan will become null and void.

Please call me at 832-3157 if you have any questions.

Sincerely,


Sheila M. Stogsdill
Assistant Planning Director

cc: Barry Walthall/Lee Smith – Neighborhood Resources/Code Enforcement
Harold Shephard, 678 E 1900 Road, Baldwin City, KS 66006-7375