



August 5, 2003

Ron Schneider
900 Massachusetts, Suite 601
Lawrence, KS 66044

RE: Property located at NE corner of 12th & Haskell in Lawrence, Kansas; commonly known as 1146 Haskell Avenue, containing approximately 8 acres

Dear Ron:

I have reviewed the information you provided in your July 17, 2003 letter regarding the history of the use of the Ray Family property located at the northeast corner of 12th Street and Haskell Avenue. The information indicates that the property has been utilized continuously for various industrial/commercial purposes including both wholesale and retail sales since 1951.


The documentation provided will suffice to make a determination that the above-reference property is a legal, non-conforming use as defined in the City Zoning Ordinance.

The uses proposed by Bo Killough for the property which include salvage, assembly and sales of housewares, outdoor appliances and furniture are similar in nature to the previous salvage and sales operation. The proposed uses are permitted as a continuation of the legal, non-conforming use of the property.

The entire property is located in designated floodplain areas. Therefore, prior to any exterior storage of palletized material on the site, an emergency evacuation plan for the relocation of these materials must be filed with our office and the Douglas County Emergency Management Coordinator's office. All exterior storage shall also observe the site setbacks on this property.

If you have additional questions about this matter, please call me at 785-832-3150.

Sincerely,


Linda M. Finger
Director, City/County Planning

C: Price Banks, P.O. Box 442341, Lawrence, KS 66044
Barry Walthall/Lee Smith, Neighborhood Resources