



TEMPORARY OCCUPANCY AGREEMENT


Letter of Agreement for Code Compliance

I, Mace Nosovitch, owner of 3720 S. Lindbergh Blvd., understand that there are items noted in the Amended Development Plan that were not complete for the occupancy inspection conducted on December 15, 2020 by Sarina Cape for Tidal Wave Car Wash and Smoothie King.

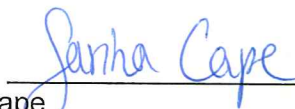
Incomplete items include:

- Landscaping, per planting plan dated June 19, 2018
- One more parking space must be striped next to dumpster enclosure
- All trash, dumpsters, portable restrooms, and construction debris must be removed
- All open St. Louis County building permits and inspections must be completed
- Utility box near drive thru must be properly screened
- As built photometric plan must be submitted to the City and meet City requirements
- Board of Aldermen must approve the Amended Development Plan regarding street striping on East Watson at Lindbergh Blvd
- Enhanced landscaping must be added along East Watson Rd., along with a prominent landscape/art feature at the corner of S. Lindbergh Blvd. and East Watson Rd. on top of a concrete pad, per Ordinance 2113
- Missouri American Water Co. is to install two fire hydrants, per Ordinance 2180

I understand the incomplete items noted. As owner of this property, I agree to make the necessary repairs to bring the building/property into compliance with the Sunset Hills Occupancy Code in order for the tenants of this building to operate and occupy this property for their business. I understand that I am required to have a re-inspection of the property made on or before May 16, 2021 and will call City Hall to set up the appointment for this re-inspection.

Signed: 
Mace Nosovitch
Owner

Date: 12-28-20

Signed: 
Sarina Cape
Planning & Zoning Assistant

Date: 12-28-2020