



STAFF REPORT

CASE NUMBER: **PC26-02**

DATE: February 10, 2026

PETITIONER: Derrick Singleton

PROPERTY OWNERS: One Stop Tire Shop & Auto Center LLC
8009 Airport Road
St. Louis, MO 63134

REQUEST: Special Use Permit

PROPERTY ADDRESS: 8001, 8005, 8009 Airport Road
St. Louis, MO 63134

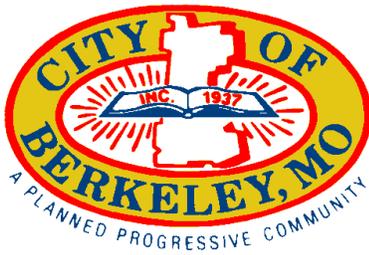
CURRENT ZONING: “C-1” Local Commercial District

PROPOSED ZONING: Zoning to remain the same

EXISTING USE: Tire Shop, Installation, & Storage

PROPOSED USE: Same

RECOMMENDATIONS: Plan Commission Recommends Approval
with Conditions



REPORT TO CITY COUNCIL

STLCO REAL ESTATE TAXES DUE

(Real Estate Taxes will need to be paid to obtain a business license.)

TO: Mayor and City Council

FROM: James Linhardt, Acting City Manager

DATE: February 10, 2026

SUBJECT: **PC26-02** – Shall a request for a Special Use Permit be granted for Derrick Singleton to operate the business, *One Stop Tire Shop Auto Center LLC*, located at 8001, 8005, 8009 Airport Road, Berkeley, MO 63134.

We have investigated the Subject item, above, and present the following as our findings:

BACKGROUND INFORMATION

Derrick Johnson obtained the original Special Use Permit (SUP), Resolution #3218 which was passed on June 18, 2012 and was for 8009 Airport Road. This SUP is expired.

Business started in 2012 in 8009 Airport Road.

Derrick Singleton purchased the property on 08/18/2018 per St. Louis County records and expanded the business into the other sections at 8001 and 8005 Airport Road.

The SUP will need to be changed and updated to reflect all three addresses and correct information.

The business will entail the selling of new and used tires, installation of tires, and storage of tires.

8005 Airport Road will be used as a storage warehouse for tires.

2023, 2024, 2025, and upcoming 2026 business license have not been obtained.

Updated SUP will need to be obtained to move forward with the business license process.

PROPERTY LOCATION

8001, 8005, 8009 Road, Berkeley, Missouri 63134

Area Under Roof: 5,929 ft²

St. Louis County Locator #11J241828

Zoning: "C-1" Local Commercial District

PROJECT DESCRIPTION

Applicant is needing a Special Use Permit to operate a tire shop, installation and storage business.

SECTION 400.370 ARCHITECTURAL AESTHETICS.

No building shall be greatly dissimilar in architectural style, size, mass or color so as to appear grossly unattractive, and to have a negative impact on adjacent properties and the surrounding neighborhood.

RECOMMENDATION

Plan Commission recommends approval with conditions.

SUPPORTING DOCUMENTS

Staff Report, Application, Site Plan, Resolution #3218, 8009 Airport Occupancy Permit,

SPECIAL USE PERMIT CONDITIONS:

1. Business: ***One Stop Tire Shop***
2. Hours of Operation: ***Monday through Friday from 9:30 AM – 6:00 PM and Saturday from 10:00 AM – 4:00 PM.***
3. Building and structures thereon shall meet the requirements of the Zoning, Fire and Building Codes for the District wherein the property is located and trash containers shall be enclosed and concealed from public view.
4. Plans for grading, landscaping, building construction, including parking areas up to code and artificial lighting must be approved by the Director of Public Works of the City of Berkeley.
5. The proposed tire shop will have no adverse effect upon the abutting and surround property from the permitted uses thereof.
6. The additional uses allowed herein may be revoked by the Council after the Applicants or Assignees have had the opportunity to be heard thereon, upon the happening of any of the following events:
 - a. The applicant herein shall cease to be the owner of all the afore described property in this Resolution.
 - b. The applicant herein has failed to meet or to continue to meet the conditions contained in this resolution or any ordinances of the City.
 - c. This Special Use Permit will be null and void if work is not started within one hundred eighty (180) days of the date of its granting, and is in full operation within one (1) year of such date.
 - d. Lot to be kept free and clear of any debris or trash.
 - e. All ramps and walkways meet the American Disability Act specifications.
7. And the conditions as described in the attached Report and as approved by the City Council.
8. Loitering is prohibited.
9. Outdoor Special Events shall be approved by the City Council.
10. Unless noted as a non-conforming condition or noted herein, building and site shall comply with all applicable health, safety, building and sign code standards as required by the City of Berkeley.
11. The building, lot, landscaping and yard areas shall be maintained and kept free and clear of any debris or trash or weeds including maintenance of all landscaped areas.
12. All parking areas must be a paved surface, the parking lot should be cleaned of all the debris, weeds and trash, etc.
13. Use of snipe or directional signs to the property are prohibited
14. A sign permit is required. Banners, pennants, festoons, human sign, searchlights are *prohibited*. Business signage shall be limited to no more than 10% of window space. The petitioner will be permitted one exterior wall mounted sign at the front wall of the business.
15. No metal bars, mesh, or other durable material shall be installed over any portion of the frontage window or frontage opening in commercial buildings.
16. The premise shall be subject to adherence to City of Berkeley annual fire inspections and life safety plans.
17. All required inspections by the City are required before issuance of occupancy permit and business license.
18. The interior will be thoroughly inspected by City's Building Commissioner and Fire Department, and any and all other jurisdictions, if applicable. All permits that are required by any of said mention must be received. Once, all required inspections are completed; apply for all necessary building/occupancy & fire safety permits from the City of Berkeley, and other jurisdictions, after obtaining City Council's approval on this Special Use Permit. Commercial Occupancy permit and Business License is required and shall be posted at all times.
19. This Special Use Permit will be revoked if for any reason the applicant ceases operation and closes its doors to the public for a period of six (6) months or more and not complying with the City's Special Use Permit.
20. The Special Use Permit shall not be assigned, or sold, or conveyed, or operated by another without prior approval by the City Council and no occupancy permit, building permit or business license shall be issued to such assignee until such approval is secured.
21. Any violations can be a reason for the City to revoke this permit, according to the City's current regulations. The applicant will comply with all the City's rules and regulations.
22. Prior to issuance of any Occupancy Permit, the above noted conditions, the conditions as described in

the attached Report, the inspections as part of the normal occupancy permit process shall be met, and as approved by the City Council

23. If the City Council determines that the public health, welfare and safety are adequately protected in view of the foregoing criteria, then the special use permit shall be granted; but if it is negative as to any of such paragraphs, then the special use permit shall be denied.
24. **In granting such special use permits, the City Council may provide that the permit be valid for a limited period of time not to exceed ten (10) years. Upon expiration of the time limit specified in the permit, the holder of the permit may request the permit be reviewed by the City Council, and the City Council may extend it for another limited period of time not to exceed ten (10) years. The City Council shall provide that the permit be exclusive only for the holder and non-transferable.**
25. The City Council may, in accordance with Section 400.580, institute a rezoning. The City Council, after a public hearing, may revoke a special use permit for failure of compliance with the regulations and restrictions of this Chapter or the requirements of the special use permit.





Berkeley Fire Department
 8401 Airport Rd
 Berkeley, MO 63134
 Phone (314) 524-3566 Fax (314) 264-2073
 linhardt@ci.berkeley.mo.us
 www.cityofberkeley.us
 Fire Chief
 James Linhardt

Berkeley FD Inspection Report

Basic Info

Name	One Stop Tire Shop
Address	8001 Airport Road, Berkeley, MO
Inspector Name	Deputy Chief Kelly Hughes
Current Business License	Yes
Cameras Installed According to Local Ordinance	Yes
Inspection Date	2026-01-07
Submission Date	2026-01-07
Status	Pass
Next Inspection Date	2026-12-31

Summary

Passed Item	Status
Address On Front Of Building	Pass
Corridors Not Obstructed - 36 Inch Aisle Minimum	Pass
Rated Corridor Doors Not Blocked Open	Pass
Exit Doors Not Locked During Business Hours	Pass
Doors Open Easily And Fully	Pass
Exit Signs Illuminated At All Times	Pass
Egress Lights Work By Using Battery	Pass
No Accumulation Of Waste	Pass
Storage 24 Inches From Ceiling	Pass
Storage 36 Inches From Heating Units	Pass
Storage 36 Inches From Water Heaters	Pass
Sources Of Ignition Removed From Storage Area	Pass
30 Inches Clearance In Front Of All Panels	Pass

Passed Item	Status
All Circuits Identified	Pass
No Open Slots Inside Panel	Pass
Cover Plates On All Boxes And Devices	Pass
Fused Multipugged Adapters Plugged Directly To A Receptacle	Pass
Conduits, Wiring, Boxes Or Fixtures Supported	Pass
No Exposed Wiring	Pass
No Prohibited Extension Cords	Pass
2A-10B-C Rated Fire Extinguisher With 50 Feet Of Travel Distance	Pass

Violations

Failed Item	Status	Code
-------------	--------	------

Warnings

Warning	Status	Code
---------	--------	------

Egress Notes

No notes.

House Keeping Notes

No notes.

Flammable/Combustible Liquids And Compressed Gas Notes

No notes.

Electrical Notes

No notes.

Fire Extinguisher Notes

No notes.

Fire Protection System Notes

No notes.

Fire Alarm Notes

No notes.

Hazardous Material Notes

No notes.

General Notes

No notes.



Berkeley Fire Department
 8401 Airport Rd
 Berkeley, MO 63134
 Phone (314) 524-3566 Fax (314) 264-2073
 linhardt@ci.berkeley.mo.us
 www.cityofberkeley.us
 Fire Chief
 James Linhardt

Berkeley FD Inspection Report

Basic Info

Name	One Stop Tire Shop
Address	8005 Airport Road, Berkeley, MO
Inspector Name	Deputy Chief Kelly Hughes
Current Business License	Yes
Cameras Installed According to Local Ordinance	Yes
Inspection Date	2026-01-07
Submission Date	2026-01-07
Status	Pass
Next Inspection Date	2026-12-31

Summary

Passed Item	Status
Address On Front Of Building	Pass
Corridors Not Obstructed - 36 Inch Aisle Minimum	Pass
Rated Corridor Doors Not Blocked Open	Pass
Exit Doors Not Locked During Business Hours	Pass
Panic Hardware Operates	Pass
Doors Open Easily And Fully	Pass
Exit Signs Illuminated At All Times	Pass
Egress Lights Work By Using Battery	Pass
No Accumulation Of Waste	Pass
Storage 24 Inches From Ceiling	Pass
Storage 36 Inches From Heating Units	Pass
Storage 36 Inches From Water Heaters	Pass
Flammable Stored In Proper Containers And Storage Cabinets	Pass

Passed Item	Status
Sources Of Ignition Removed From Storage Area	Pass
Compressed Gas Cylinders Chained In Place	Pass
30 Inches Clearance In Front Of All Panels	Pass
All Circuits Identified	Pass
No Open Slots Inside Panel	Pass
Cover Plates On All Boxes And Devices	Pass
Fused Multiplugged Adapters Plugged Directly To A Receptacle	Pass
Conduits, Wiring, Boxes Or Fixtures Supported	Pass
No Exposed Wiring	Pass
No Prohibited Extension Cords	Pass
2A-10B-C Rated Fire Extinguisher With 50 Feet Of Travel Distance	Pass
Mounted On Wall	Pass
Fire Extinguishers Serviced Annually/Current Service Tag Attached	Pass

Violations

Failed Item	Status	Code
-------------	--------	------

Warnings

Warning	Status	Code
---------	--------	------

Egress Notes

No notes.

House Keeping Notes

No notes.

Flammable/Combustible Liquids And Compressed Gas Notes

No notes.

Electrical Notes

No notes.

Fire Extinguisher Notes

No notes.

Fire Protection System Notes

No notes.

Fire Alarm Notes

No notes.

Hazardous Material Notes

No notes.

General Notes

No notes.



Berkeley Fire Department
 8401 Airport Rd
 Berkeley, MO 63134
 Phone (314) 524-3566 Fax (314) 264-2073
 linhardt@ci.berkeley.mo.us
 www.cityofberkeley.us
 Fire Chief
 James Linhardt

Berkeley FD Inspection Report

Basic Info

Name	One Stop Tire Shop
Address	8009 Airport, ,
Inspector Name	Deputy Chief Kelly Hughes
Current Business License	Yes
Cameras Installed According to Local Ordinance	Yes
Inspection Date	2026-01-07
Submission Date	2026-01-07
Status	Pass
Next Inspection Date	2026-12-31

Summary

Passed Item	Status
Address On Front Of Building	Pass
Corridors Not Obstructed - 36 Inch Aisle Minimum	Pass
Rated Corridor Doors Not Blocked Open	Pass
Exit Doors Not Locked During Business Hours	Pass
Panic Hardware Operates	Pass
Doors Open Easily And Fully	Pass
Exit Signs Illuminated At All Times	Pass
Egress Lights Work By Using Battery	Pass
No Accumulation Of Waste	Pass
Storage 24 Inches From Ceiling	Pass
Storage 36 Inches From Heating Units	Pass
Storage 36 Inches From Water Heaters	Pass
Flammable Stored In Proper Containers And Storage Cabinets	Pass

Passed Item	Status
Sources Of Ignition Removed From Storage Area	Pass
Compressed Gas Cylinders Chained In Place	Pass
30 Inches Clearance In Front Of All Panels	Pass
All Circuits Identified	Pass
No Open Slots Inside Panel	Pass
Cover Plates On All Boxes And Devices	Pass
Fused Multiplugged Adapters Plugged Directly To A Receptacle	Pass
Conduits, Wiring, Boxes Or Fixtures Supported	Pass
No Exposed Wiring	Pass
No Prohibited Extension Cords	Pass
2A-10B-C Rated Fire Extinguisher With 50 Feet Of Travel Distance	Pass
Mounted On Wall	Pass
Fire Extinguishers Serviced Annually/Current Service Tag Attached	Pass

Violations

Failed Item	Status	Code
-------------	--------	------

Warnings

Warning	Status	Code
---------	--------	------

Egress Notes

Clear walking paths down aisles.

House Keeping Notes

No notes.

Flammable/Combustible Liquids And Compressed Gas Notes

No notes.

Electrical Notes

No notes.

Fire Extinguisher Notes

No notes.

Fire Protection System Notes

No notes.

Fire Alarm Notes

No notes.

Hazardous Material Notes

No notes.

General Notes

No notes.

Storage

EXIT

Back Shop
Work Area

EXIT

Office

Waiting
Room

EXIT

Shop

EXIT

Empty

EXIT

Work Area
(Storage)

EXIT



PLANNING & DEVELOPMENT APPLICATION

(Please check all that apply)

INITIAL FEE: \$350 (non-refundable)

<input type="checkbox"/> Preliminary (Plats)	<input checked="" type="checkbox"/> Special Use Permit
<input type="checkbox"/> Re-Approval (Plats)	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Amending (Plats)	<input type="checkbox"/> Resubdivision/Reconsolidation
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Business Name/Ownership Change
<input type="checkbox"/> Lot Consolidation	<input type="checkbox"/> Variance (Land Use)
<input type="checkbox"/> Street Name (New, Change)	<input type="checkbox"/> Variance (Building Code)
<input type="checkbox"/> Street Vacation	<input type="checkbox"/> Liquor/Lottery/Financials (Money Grams/Order)
<input type="checkbox"/> Medical Marijuana (Dispensary)	<input type="checkbox"/> Medical Marijuana (Grow Facility)
<input type="checkbox"/> Medical Marijuana (Researching/Testing)	<input type="checkbox"/> Building Code Appeal
<input type="checkbox"/> Food Truck - SUP \$100.00 (City Events Only)	<input type="checkbox"/> Food Truck - Fire Inspection \$75.00
<input type="checkbox"/> Food Truck Business License \$75.00	<input type="checkbox"/> Other

REQUIREMENTS:

1. Prepare one (1) legible set of drawings and one (1) PDF High Resolution copy on a USB drive detailing interior & exterior of property.
2. Submit a completed application three (3) weeks prior to Plan Commission Meeting.
3. **DO NOT** destroy, tear down or remodel proposed business structure until 'FINAL' approval by City Council.
4. If you do not submit your application in a timely manner your request will be considered on the next meeting date.

APPLICANT(S) LEGAL NAME(S): Derrick Singleton

APPLICANT IS (check one): PROPERTY OWNER AGENT PURCHASER OF CONTRACT TENANT

APPLICANT(S) ADDRESS: _____
Street, _____
City _____ State _____ Zip _____

PHONE: _____ EMAIL: _____

LOCATION OF PROPOSED USE

STREET ADDRESS: 8005 Airport Road, 8001 & 8009

LEGAL DESCRIPTION: _____

PRESENT ZONING DISTRICT: "C-1" Local Commercial District

PROPOSED ZONING DISTRICT (IF APPLICABLE): same

PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: Tire Company

PROPERTY TO BE USED FOR (TYPE OF BUSINESS): " "

DAYS & HOURS OF OPERATION ETC: 9:30 - 6:00 / Mon - Fri / Sat 10-4

PROPOSED NAME OF BUSINESS: One Stop Tire Shop Auto Center LLC

APPROXIMATE SIZE OF TRACT: ACRES _____ SQ. FT. OF SPACE (UNDER ROOF) 5929



IF APPLICANT IS NOT THE PROPERTY OWNER:

PROPERTY OWNER(S) NAME: _____

PROPERTY OWNER(S) ADDRESS: _____

STREET

CITY

STATE

ZIP

PHONE: (____) _____ - _____ EMAIL: _____

I HAVE AUTHORITY TO ACT ON BEHALF OF THE PROPERTY OWNER: _____

Applicant(s) Signature

By signing this application, the owner(s) and applicant(s) attest that all information and facts provided on this form and attachments are complete and accurate and that any omission or incorrect fact or information may invalidate any notice or subsequent action taken by the City of Berkeley Board of Adjustments, City of Berkeley Planning & Zoning Commission. (All applicants and owners shall sign the application. Attach additional name/address/signature/date pages as needed.)

Applicant(s) Signature

Date: 12 / 10 / 2025

Property Owner(s) Signature:

Date: 12 / 10 / 2025

OFFICE USE ONLY

All items necessary for a technical review of the proposed special use permit plan have been submitted and constitute a COMPLETE APPLICATION.

Staff Signature: _____

[Handwritten Signature]

Date: _____

12 / 10 / 2025

Date Paid: _____

12 / 10 / 2025

Cash

Check

Money Order

Debit/Credit

Receipt No: _____

77011

Case No: _____

PC26-02



DESCRIPTION AND EXPLANATION OF PROPOSED PROJECT:

Expired SUP for 8009 Airport.

Wanting to acquire SUP for 8001, 8005, & 8009 Airport.

Business is a tire shop.

Selling of new & used tires.

Installation of tires.

Storage of tires in 8005 Airport. (warehouse)

Started in 2012 in 8009 Airport.

Expanded into other sections when purchased property about 5 years ago.

A handwritten signature in black ink, appearing to be 'JAC' followed by a stylized surname.

JAC - PW Secretary

EXPIRED

RESOLUTION NO. 3218

Introduced by: Council Present

A RESOLUTION AUTHORIZING DERRICK JOHNSON A SPECIAL USE PERMIT TO ALLOW OPERATION OF A TIRE SHOP AT 8009 AIRPORT ROAD

WHEREAS, A REQUEST WAS SUBMITTED BY Derrick Johnson, the applicant, for City Plan Commission recommendation; for a Special Use Permit to operate a tire shop at 8009 Airport; and

WHEREAS, the matter was considered by the City Plan Commission at a duly-noticed meeting on May 10, 2012; and

WHEREAS, at the meeting of May 10, 2012, Derrick Johnson, was present and answered City Plan Commissioner's questions and addressed their concerns; and

WHEREAS, the City of Berkeley, City Council did publish notice on June 1, 2012 that a public hearing would be held to consider Special Use Permit application as required by the City of Berkeley Zoning Regulations; and

WHEREAS, the City of Berkeley, City Council did on June 18, 2012 hold a public hearing for the consideration of Special Use Permit application for the operation of a tire and minor repair shop in an "C-2" (Commercial District); and

WHEREAS, the City Council, after reviewing and considering all reports and testimonies did, by a unanimous vote of those present, approved said Special Use Permit based on certain findings and subject to certain conditions; and

WHEREAS, the City Council, after duly reviewing the recommendation of the City Plan Commission together with all public comments for and against said Special Use Permit finds:

1. That the Special Use Permit is consistent with the City of Berkeley Municipal Codes and Zoning Regulations.
2. That the Special Use Permit is in conformance with and would further enhance due notice of the time, place and purpose of a public hearing was published in two (2) consecutive issues of a newspaper of general circulation in the City, the first notice being published at least fifteen (15) days prior to the date of the hearing, and written notices of said hearing were mailed to the last known places of abode of the owners of all property lying within one hundred eighty five (185) feet of all boundaries of the property under consideration for a Special Use Permit; and

WHEREAS, such public hearing was duly held by the Council, on June 18, 2012, in the City Hall of the City of Berkeley, Missouri, in conformity with said public notice at which hearing the parties of interest were given an opportunity to be heard; and

WHEREAS, the Council has found and considered these matters contained in Section 400.530, and the following matters in Section 400.530;

1. The use proposed has compatibility with surrounding uses and compatibility with the surrounding neighborhood.
2. The comparative size, floor area and mass of the proposed structure in relationship to adjacent structures and buildings in the surrounding properties and neighborhood.
3. The frequency and duration of various indoor and outdoor activities and special events and the impact of these activities on the surrounding area.
4. The number of transit movements generated by the proposed use and relationship to the amount of traffic on abutting streets and on minor streets in the surrounding neighborhood, not in terms of the street's capacity to absorb the additional traffic, but rather in terms of any significant increase in hourly or daily traffic levels.
5. The capacity of adjacent streets to handle increased traffic in terms of volume.
6. The added noise level created by activities associated with the proposed use and the impact of the ambient noise level of the surrounding area and neighborhood.
7. In commercial districts, the negative impact on the economic availability of the commercial area of businesses with poor appearance due to type of goods of services offered; limited business hour of other evidence of limited use of building for commercial purposes; and interruption of the continuity of retail predominantly oriented to retail sales.
8. The requirements for public services where the demands of the proposed use is in excess of the individual demand of adjacent land uses in terms of police and fire protection, the presence of any potential or real fire hazards created by the proposed use.
 - a) The general appearance of the neighborhood will not be adversely affected by the location of the proposed use on the parcel, nor will the materials used in the construction of the proposed buildings of the

special use be greatly dissimilar, or that the general architecture of the building stand out or create a visual problem with the neighborhood.

- b) The impact of night lighting in terms of intensity and duration and frequency of use as it impacts adjacent properties and in terms of presence in the neighborhood.
- c) The impact of landscaping of the proposed use in terms of maintained landscaped areas versus areas to remain in a natural state, openness of landscape versus the use of buffers and screens.
- d) The impact of a significant amount of hard surface areas for building, sidewalks, drives, parking areas and service areas in terms of noise transfer, water runoff and heat generation.
- e) The potential for proposed use to remain in existence for a reasonable period of time and not become vacant or unused. Consideration should also be given to unusual single purpose structures or components of a more temporary nature.
- f) In the case of television antennas, any interference with neighbor vision, appearance or utilization of their property.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BERKELEY, MISSOURI AS FOLLOWS:

SECTION 1. After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the City Plan Commission finds that the proposed tire shop, as conditioned, meets the requirements of the City of Berkeley Municipal Code and is consistent with the applicable policies and development standards, therefore it can be found that:

- a) Building and structures thereon shall meet the requirements of the Zoning, Fire and Building Codes for the District wherein the property is located and trash containers shall be enclosed and concealed from public view.
- b) Plans for grading, landscaping, building construction, including parking areas up to code and artificial lighting must be approved by the Director of Public Works of the City of Berkeley.
- c) The proposed tire shop will have no adverse effect upon the abutting and surrounding property from the permitted uses thereof.

d) The additional uses allowed herein may be revoked by the Council after the Applicants or Assignees have had the opportunity to be heard thereon, upon the happening of any of the following events:

1. The Applicant herein shall cease to be the owner of all the aforescribed property in this Resolution.
2. The applicant herein has failed to meet or to continue to meet the conditions contained in this resolution or any ordinances of the City.
3. This Special Use Permit will be null and void if work is not started within one hundred eighty (180) days of the date of its granting, and is in full operation within one (1) year of such date.
4. This Special Use Permit will be null and void if for any reason the permittee ceases operation and closes its door to the public for a period of six (6) months or more.
5. Lot to be kept free and clear of any debris or trash.
6. Establish hours of operation will be: To be determined
7. All ramps and walkways meet the American Disability Act specifications.
8. This Special Use Permit shall not be assigned, nor sold, nor conveyed, nor operated by another without prior approval by the Council and no Occupancy Permit, Building Permit or Business License shall be issued to such assignee until such approval is secured.

e) And the conditions as listed, described in the attached Report and as approved by the City Council:

1. Building and site conditions in need of repair shall be repaired or replaced per the approval of the Building Commissioner and Fire Marshall.
2. The building, lot, landscaping, and yard areas shall be maintained and kept free and clear of any debris or trash or weeds including maintenance of all landscaped areas.
3. Prior to issuance of any Occupancy Permit, the above noted conditions shall be met.

SECTION 3. The Department of Public Works shall be charged with the responsibility for the enforcement of this Resolution.

SECTION 4. This Resolution shall be in full force and effect from and after the date of its passage.

PASSED this 18th day of June, 2012.

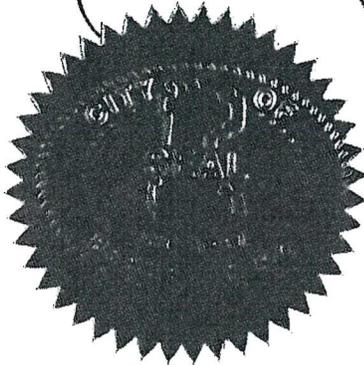
Theodore Hoskins

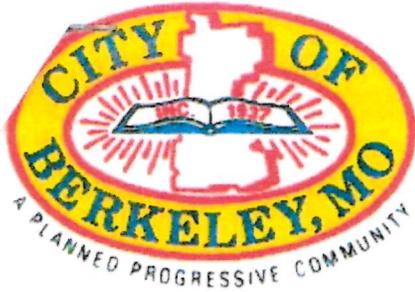
Theodore Hoskins, Mayor

ATTEST:

Sarita Kimble

Sarita Kimble, Interim City Clerk





6140 North Hanley Road Berkeley, MO 63134
(314) 524-3313 Fax (314) 264-2074

COPY

Occupancy Permit - Commercial

Permit Number OC-2012-18

Date Issued August 15, 2012

This is to certify that permission was granted on the above date to Derrick Singleton

To occupy the structure located at 8009 Airport Road

Doing business as One Stop Tire Shop

To be used solely for the purpose of Retail tire shop

Restrictions, if any: No storage of vehicles inside of building

Building Commissioner

Fire Marshal

Public Works Director

Notice: Use of property for any purpose other than authorized above, constitutes a violation of chapter 400 of the municipal code of the City of Berkeley, Missouri. This permit does not take the place of any license required by law and is not transferable, any changes in the use or occupancy of premises shall require a new permit.

THIS NOTICE MUST BE POSTED ON THE PREMISES AT ALL TIMES.



CUT HERE