



RECEIVED
JUN 26 2023
CITY OF SUNSET HILLS

3939 S Lindbergh Blvd
314-849-3400

FILE NO _____
DATE _____
FEE _____

LOT CONSOLIDATION

1 Applicant's Name LINDERGH ODPT LLC

2 Mailing Address 12511 ELAINE DR., DESPERES, MO Phone 314-791-5519

3 Agent's Name and Address GEORGE DESPOTIS
12511 ELAINE DR., DES PERES, MO 63131

4 Property Owner's Name LINDBERGH ODPT LLC

5 Address of Property 12405, 12411 and 12417 WEST WATSON, ST. LOUIS, MO

6 Area of Property 81,160 SQ FT OR 1.863 ACRES 63127

7 Existing Zoning R2 Single Family ^{Res District} Proposed Zoning PD-LC (B) Planned Dev - Limited Commercial

8 Name of Subdivisor ODPT WEST WATSON & LINDBERGH CONSOLIDATION

9 Number of Parcels Proposed 1

10 Remarks and Reasons For Consolidation of parcels for unified
Development as one parcel

11 Legal Description (to be attached) ATTACHED

12 Scale Drawings of Property and proposed Subdivision Plat (to be attached)

13 Fee: \$100 for tract less than three acres \$200 for tract of three or more acres

I hereby state that I have read all applicable sections of the Zoning and Subdivision Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature 

cell 314 791 5519



3939 S. Lindbergh Boulevard – Sunset Hills, Missouri 63127
 (314) 849-3400 – (314) 849-8720
 www.sunset-hills.com

City of Sunset Hills - Planning & Zoning Department

Lot Consolidation Submittal Checklist

The items in the checklist below must be submitted prior to the submittal deadline for Planning & Zoning consideration. Missing items by the submission deadline will delay the process until the following month.

Development Name: ODPT West Watson & Lindbergh consolidation Date: 6-23-23
 Development Address(s): 12405 - 12417 Watson Rd.
 Area of Tract: 1.863 Acres Number of Proposed Buildings: None
 Current Zone: PD-LC(B) Proposed Zone: _____

Developer Name: Lindbergh ODPT, LLC Engineering Firm: Sobur Surveying, Inc.
 Attention: GEORGE DESPOTIS, MANAGER Attention: Michael A. Sater
 Address: 12511 ELAINE DRIVE Address: 1251 Ashby Rd.
DES PERES, MO 63131 ST. LOUIS MO 63114
 Phone: 314-791-5519 Phone: 314-791-5357

Property Interest of Applicant: Owner () Contract Purchaser () Other _____

Petitioner Input		Staff Notes
Item	Included (X)	
A copy of the subdivision indenture	N/A	
Three (3) prints of certified plans showing the improvements that have been constructed within the subdivision (or a bond assuring construction of said improvements in accordance with plans previously approved) within a period of two (2) years	X	
Final plat is to be drawn at a scale of one hundred feet (100') or less to the inch from an accurate survey and on one or more sheets whose maximum dimensions are twenty- nine inches (29") by thirty-four inches (34")	X	
The boundary lines of the area being subdivided with accurate distances and bearings; also, all sections, U.S. Survey and Congressional Township Lines and the boundary lines of incorporated areas, sewer, school, and other legally established districts within or adjoining the subdivided area	X	
The lines of all proposed streets with their width and names, as well as the designation that the streets are private	X	
The accurate outlines of any property which is offered for dedication for public use	X	
The line of departure of one street from another.	X	
The lines of all adjoining lands and the lines of adjacent streets with their widths and names.	X	

Applicant concurrence
 This information is correct and accurate: _____
 Printed Signed Date



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Petitioner Input		Staff Notes
Item	Included (X)	
All lot lines and an identification system for all lots and blocks.	X	
Building lines and easements for rights-of-way provided for public use, service or utilities with figures showing their dimensions.		
All dimensions, both linear and angular, necessary for locating boundaries of subdivisions, lots, streets, easements for building lines, and of any other areas for public or private use; the linear dimensions are to be expressed in feet and decimals of a foot.	X	
Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii for all rounded corners.	X	
All survey monuments and benchmarks together with their descriptions.	X	

Applicant concurrence
 This information is correct and accurate:

Printed

Signed

Date