

ST. LOUIS COUNTY PLANNING COMMISSION
MONDAY August 10, 2009 – 7:00 P.M.
41 S. CENTRAL, CLAYTON, MO 63105
COUNTY COUNCIL CHAMBERS

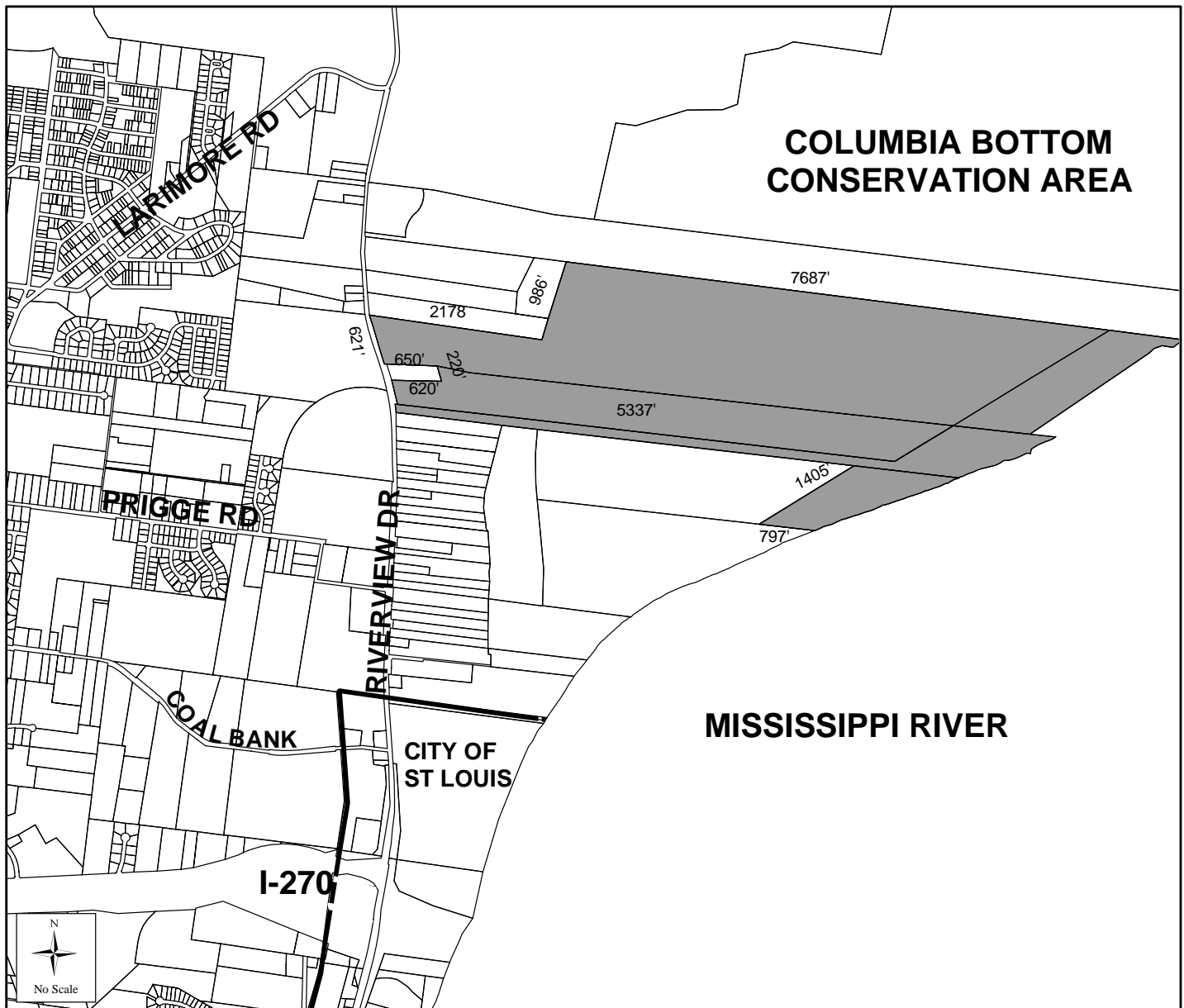
PET. NO.	PETITIONER	REQUEST	APPROXIMATE LOCATION	COUNCIL DISTRICT	SCHOOL DISTRICT	NO. OF ACRES
22-09	North County Development, L.L.C..	M-3 and FPM-3 to C-8 and FPC-8	East side of Riverview Drive approximately 2500 feet north of Prigge Road and extending eastward to the Mississippi River.	4	Hazelwood	376.8

*The Public Hearing Notice may be viewed on the Internet at:
<http://www.stlouisco.com>
or you may send comments via E-Mail to the Planning Commission c/o Gail Choate at:
gchoate@stlouisco.com*

IF YOU WISH TO ATTEND THIS PUBLIC MEETING AND REQUIRE ACCOMMODATION DUE TO DISABILITY, PLEASE CONTACT THE DEPARTMENT OF PLANNING 24 HOURS IN ADVANCE AT (314) 615-2520 OR (314) 615-5467 (TTY - for the hearing impaired).

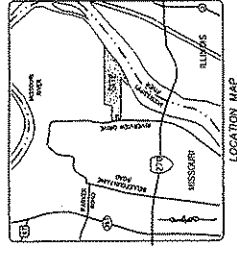
St. Louis County Planning Commission will hold a public hearing at 7:00 P.M. on Monday AUGUST 10, 2009 in the County Council Chambers, Administration Building, County Government Center, 41 South Central Avenue, Clayton, Missouri 63105. If you wish to attend this public meeting and require accommodation due to disability, please contact the Department of Planning 48 hours in advance at (314) 615-2520 or (314) 615-5467 (TTY - for the hearing impaired). **The Public Hearing Notice may be viewed on the Internet at: <http://www.stlouisco.com> or you may send comments via E-Mail to the Planning Commission c/o Gail Choate at gchoate@stlouisco.com** The Planning Commission may recommend and the County Council may enact by ordinance a zoning district other than that requested in the petition, provided that the recommendation or ordinance is for a district classification of the same use type as that requested by the petition. The following request will be considered at that time:

P.C. 22-09 NORTH COUNTY DEVELOPMENT, L.L.C., c/o Edward J. Griesedieck, Herzog Crebs, L.L.P., 515 N. 6th Street, Suite 2400, St. Louis, Missouri 63101 – a request for a change in zoning from M-3 Planned Industrial District and FPM-3 Flood Plain Planned Industrial District to C-8 Planned Commercial District and FPC-8 Flood Plain Planned Commercial District for a 376.8 acre tract of land located on the east side of Riverview Drive approximately 2500 feet north of Prigge Road and extending eastward to the Mississippi River. **Proposed use: Casino, hotel, and recreational, entertainment and retail facilities, including but not limited to golf course, convention center, restaurants, surface and structural parking, and other associated uses.**

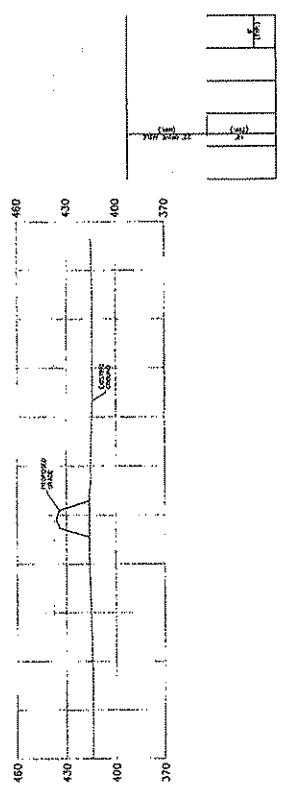
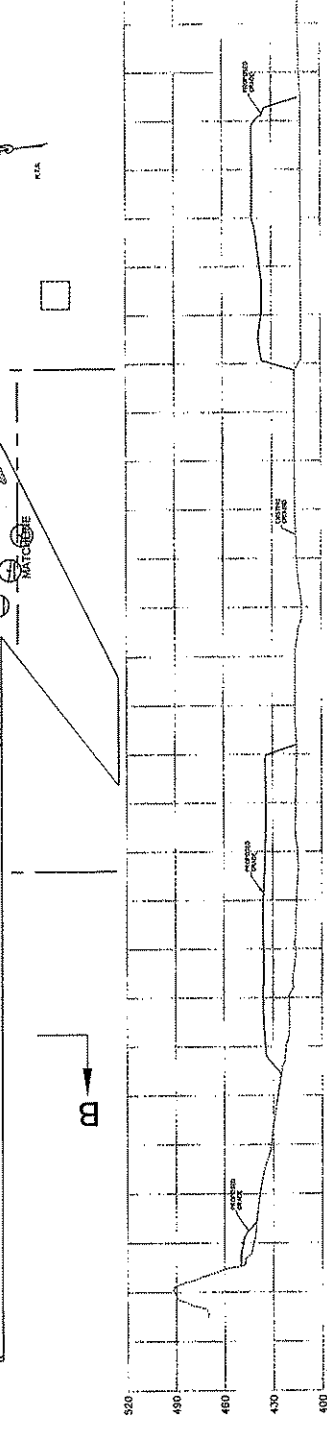
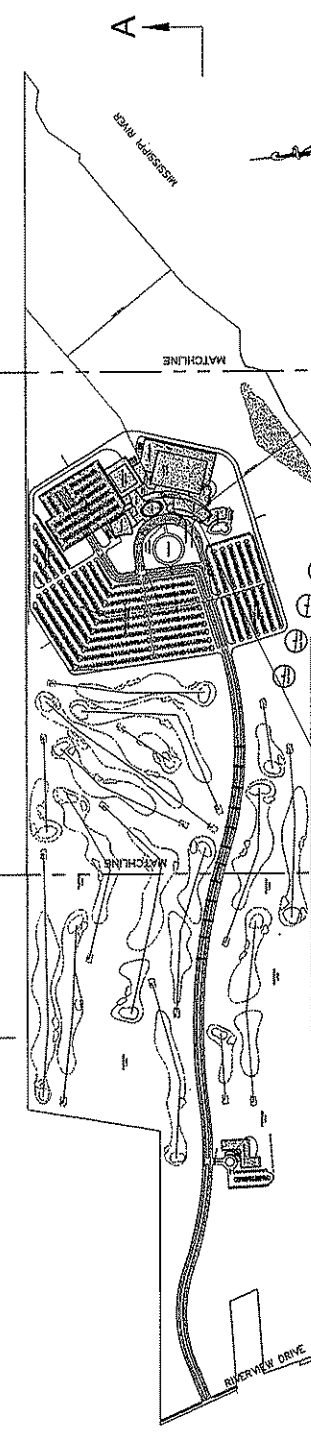


RIVERVIEW CASINO

A TRACT OF LAND BEING LOT B OF DVORAK AND DANIELE SUBDIVISION (P.B. 271 PG. 93) AND SEVERAL TRACTS OF LAND BEING SITUATED IN U.S. SURVEYS 113 AND 141, TOWNSHIP 47 NORTH, RANGES 7 & 8 EAST, ST. LOUIS COUNTY, MISSOURI



LEGEND	
EXISTING	PROPOSED
Property Line	Proposed Property Line
Proposed Building Footprint	Proposed Building Footprint
Proposed Access Road	Proposed Access Road
Proposed Driveway	Proposed Driveway
Proposed Parking	Proposed Parking
Proposed Utility Lines	Proposed Utility Lines
Proposed Fencing	Proposed Fencing
Proposed Landscaping	Proposed Landscaping



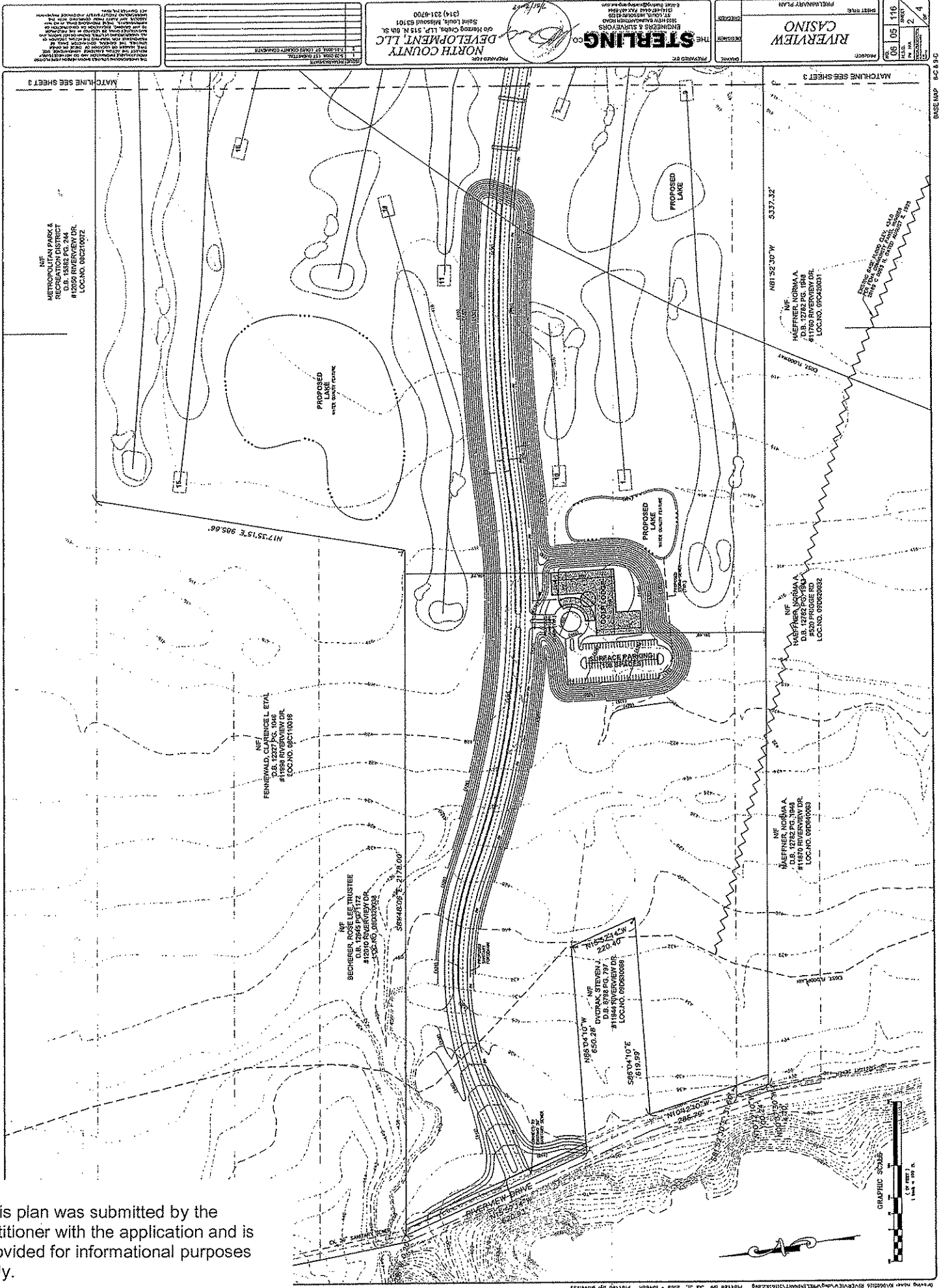
PROPERTY DESCRIPTION:
A TRACT OF LAND BEING LOT B OF DVORAK AND DANIELE SUBDIVISION (P.B. 271 PG. 93) AND SEVERAL TRACTS OF LAND BEING SITUATED IN U.S. SURVEYS 113 AND 141, TOWNSHIP 47 NORTH, RANGES 7 & 8 EAST, ST. LOUIS COUNTY, MISSOURI.

PROPERTY CALCULATIONS	
AREA	1.50 ACRES
PERMITS	1.50 ACRES
SEWER	1.50 ACRES
WATER	1.50 ACRES
STORM	1.50 ACRES
UTILITY	1.50 ACRES
OTHER	1.50 ACRES
TOTAL	1.50 ACRES

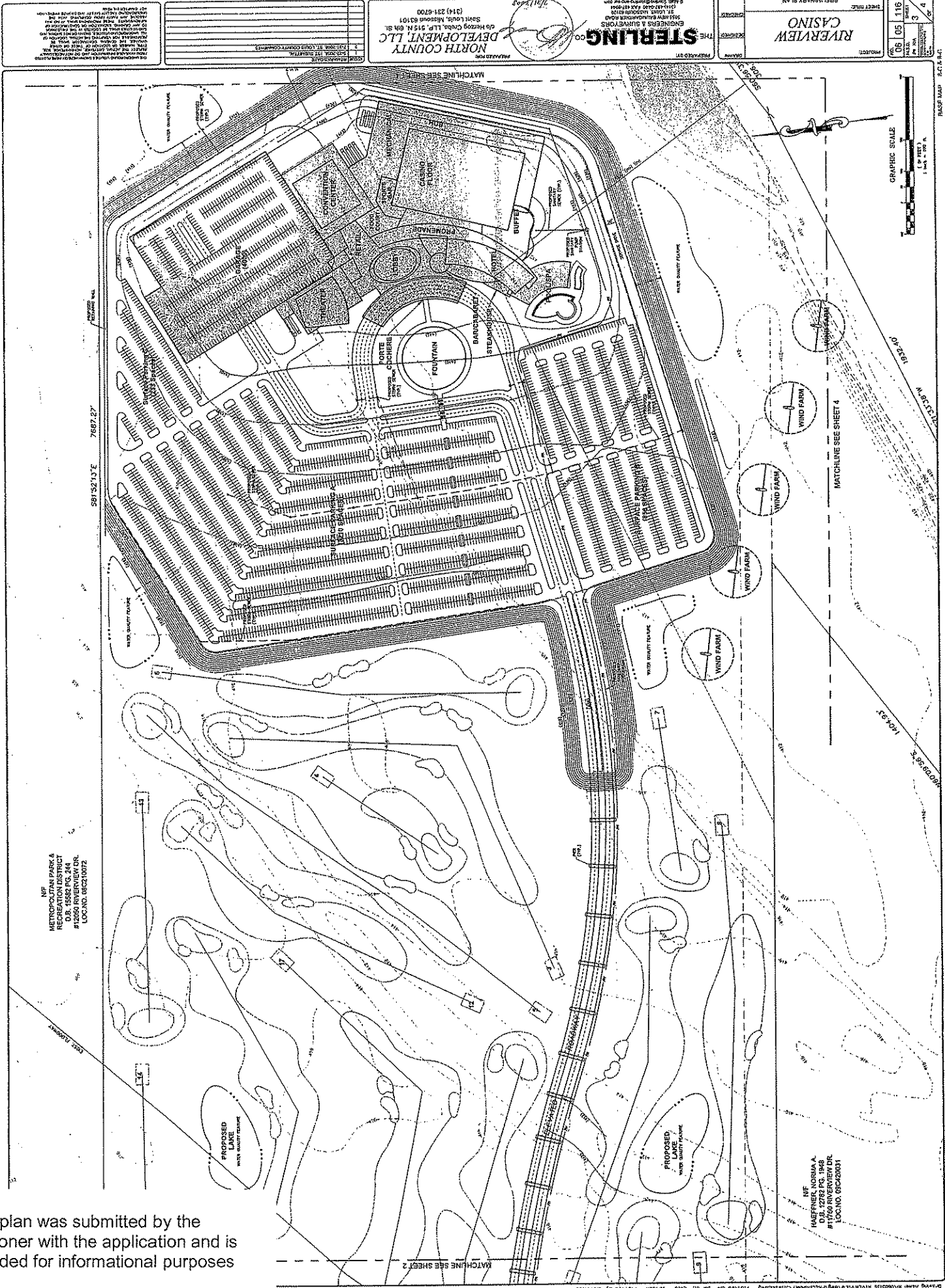
REMARKS:
1. THIS PLAN IS THE PROPERTY OF THE PETITIONER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE PETITIONER.
2. THE PETITIONER WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
3. THE PETITIONER WARRANTS THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREIN.
4. THE PETITIONER WARRANTS THAT HE HAS THE AUTHORITY TO EXECUTE THIS PLAN.

GENERAL NOTES:
1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ST. LOUIS COUNTY STANDARDS.
2. THE PETITIONER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ST. LOUIS COUNTY PLANNING AND ZONING COMMISSION.
3. THE PETITIONER SHALL BE RESPONSIBLE FOR THE COST OF ALL IMPROVEMENTS AND UTILITIES.
4. THE PETITIONER SHALL BE RESPONSIBLE FOR THE COST OF ALL ENGINEERING AND SURVEYING FEES.
5. THE PETITIONER SHALL BE RESPONSIBLE FOR THE COST OF ALL LEGAL FEES AND COSTS.
6. THE PETITIONER SHALL BE RESPONSIBLE FOR THE COST OF ALL RECORDING FEES AND COSTS.
7. THE PETITIONER SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER FEES AND COSTS.
8. THE PETITIONER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES AND CONNECTIONS.
9. THE PETITIONER SHALL BE RESPONSIBLE FOR THE COST OF ALL LANDSCAPING AND MAINTENANCE.
10. THE PETITIONER SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER IMPROVEMENTS AND MAINTENANCE.

This plan was submitted by the petitioner with the application and is provided for informational purposes only.



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NIP
 METROPOLITAN PARK &
 RECREATION DISTRICT
 D.B. 15582 P.C. 246
 #12654 RIVERVIEW DR.
 LOC. NO. 05240972

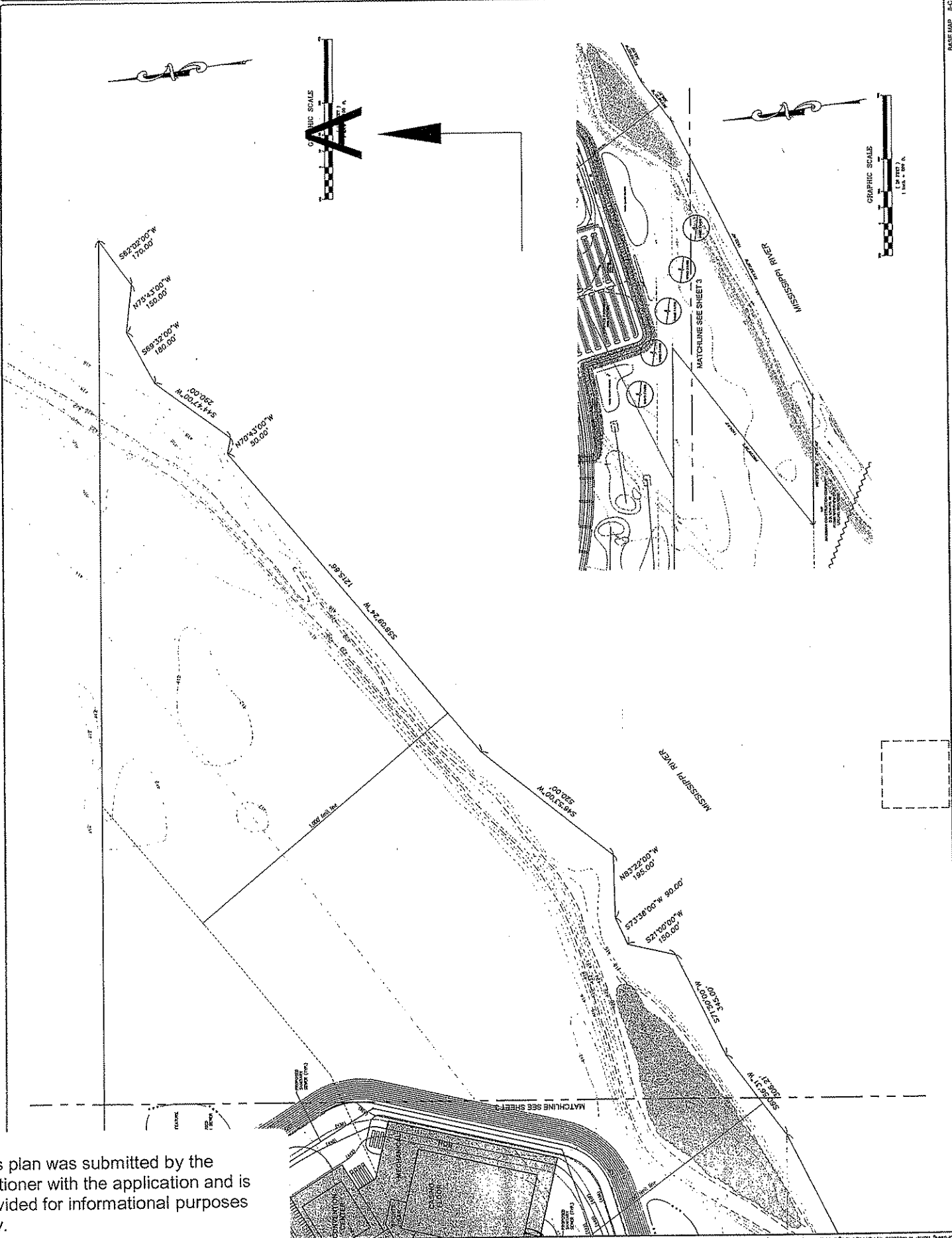
NIP
 HAEFFNER MORUA A.
 D.B. 12782 P.C. 148
 #1756 RIVERVIEW DR.
 LOC. NO. 05240971

PREPARED BY
THE STERLING CO.
 ENGINEERS & SURVEYORS
 21 LOUISIANA
 555 NEW BRUNSWICK
 SUITE 200, MEMPHIS, TN 38103
 (901) 231-6700
 NORTH COUNTY
 DEVELOPMENT, LLC
 100 W. HUNTER BLVD.
 SUITE 100, MEMPHIS, TN 38103
 (901) 231-6700

PROJECT
RIVERVIEW CASINO
 PRELIMINARY PLAN
 SHEET NO. 116
 DATE 06/05/11
 DRAWN BY
 CHECKED BY
 APPROVED BY
 3
 4

This plan was submitted by the
 petitioner with the application and is
 provided for informational purposes
 only.

Drawing name: NIP050215 RIVERVIEW CASINO PRELIMINARY SITE PLAN PLOTTED ON 04/21/2011 10:08 AM - DESIGN PLOTTED BY: JESSICA

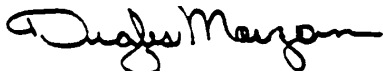


This plan was submitted by the petitioner with the application and is provided for informational purposes only.

Files and plans are available for inspection at the office of the St. Louis County Department of Planning, Fifth Floor, County Government Administration Building, 41 South Central Avenue, Clayton, Missouri 63105, during the following hours:

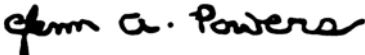
Monday through Friday 8:00 a.m. - 5:00 p.m.
Telephone: (314) 615-2520

ST. LOUIS COUNTY PLANNING COMMISSION



Douglas D. Morgan, Chairman

ATTEST:



Glenn A. Powers
Director of Planning