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KARRY FRIEDMEYER, Street Superintendent
TIM WHALEY, Water Superintendent
DOUG RUESS, Chief of Police
TONY A. PICARELLA, Fire Chief
BOB FRENCH, Building Commissioner
EDWARD PAGE, Municipal Judge
JHELLY ANDREWS, Court Clerk
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NORRICK, City Attorneys

CITY OF CRYSTAL CITY



DELLA SELMON, First Ward
PAM PORTELL, First Ward
DAN PORTELL, Second Ward
BEN DECLUE, Second Ward
DEBBIE MCKENNA, Third Ward
JASON EISENBEIS, Third Ward
DAVID PICARELLA, Fourth Ward
TERRY LABURAY, Fourth Ward
THOMAS TUCKER, City Treasurer

APPLICATION FOR SPECIAL PERMIT

The undersigned hereby makes application to the City Planning & Zoning Board _____, for a Special Permit Conditional Use Permit to construct & develop an iron ore & pig iron plant, & related drying, barge & pipeline facilities located within parcel identification numbers.

19-2.0-09.0-006, 19-2.0-04.0-003, 19-2.0-04.0-002, 19-3.0-05.04-4-001-002

at (address) See attached property descriptions., in Crystal City, MO in accordance with Section 9 of the Zoning Ordinance and submits the following for requesting such Permit:

Site plan & cross sections

Property Identification Plat

This site is currently zoned M-2 General Industrial

The owner requests a conditional use permit - See attached sheet

(Place additional reasons on an attached sheet)

RECEIVED
12/31/08
10:20 AM '08

Attached herewith is (1) a plat, and (2) a certified list of the names and addresses of all property owners within _____ feet of the perimeter of the property for which a Permit is requested. -N/A

Accompanying this application is the sum of \$100.00 as required by the Zoning Ordinance.

Wings Enterprises Inc. Owner
(Please print)

(Signature)

Robert Niemeier
Alberici Constructors Authorized Agent
(Please print)

(Signature)

Date 12-31-08

conduse

130 Mississippi Ave
Crystal City, Missouri 63019
(636) 937-4614
FAX: (636) 937-4634

EXHIBIT

Parcel No. 1:

Part of U.S. Survey No. 315, Township 40 North, Range 6 East, in Jefferson County, Missouri and part of various platted alley's, streets and lots in Crystal City, Missouri, per Plat Book 3 at Page 1 of the Jefferson County land records described as follows: Beginning at a found iron pin in the southern right-of-way line of the Burlington Northern Railroad property, said iron pin being the northeast corner of Lot A of Williamson's Acres, a subdivision recorded in Plat Book 156 at Page 26 of the Jefferson County land records; proceed thence with the eastern boundary lines of said Williamson's Acres, South 51 degrees 14 minutes 08 seconds East 59.33 feet to a found iron pin; thence South 40 degrees 30 minutes 50 seconds East 46.05 feet to a found iron pin; thence South 27 degrees 27 minutes 03 seconds East 59.12 feet to a found iron pin; thence South 14 degrees 46 minutes 12 seconds East 69.97 feet to a found iron pin; thence South 6 degrees 58 minutes 15 seconds East 46.56 feet to a found iron pin; thence South 6 degrees 59 minutes 57 seconds East 25.58 feet to a found iron pin; thence South 9 degrees 07 minutes 24 seconds West 32.91 feet to a found iron pin; thence South 29 degrees 20 minutes 40 seconds West 88.31 feet to a found iron pin; thence South 29 degrees 23 minutes 21 seconds West 55.95 feet to a found iron pin; thence South 34 degrees 59 minutes 55 seconds West 56.00 feet to a found iron pin; thence South 82 degrees 27 minutes 22 seconds West 16.67 feet to a found iron pin; thence South 82 degrees 24 minutes 20 seconds West 116.96 feet to a found cut cross; thence departing from said Williamson's Acres and running South 10 degrees 31 minutes 56 seconds East 75.58 feet to a found cut cross; thence South 26 degrees 04 minutes 55 seconds West 358.81 feet to a found iron pin; thence South 81 degrees 58 minutes 06 seconds West 330.74 feet to a found cut cross; thence South 8 degrees 01 minute East 239.12 feet to a found iron pin; thence South 50 degrees 49 minutes 29 seconds West 93.22 feet to a found iron pin; thence South 8 degrees 32 minutes 54 seconds East 289.66 feet to a found iron pin; thence South 52 degrees 56 minutes 12 seconds

East 31.44 feet to a found iron pin; thence North 79 degrees 59 minutes 12 seconds East 103.47 feet to a found concrete spike; thence South 8 degrees 34 minutes 23 seconds East 348.48 feet to a found iron pin; thence South 54 degrees 22 minutes 51 seconds East 49.35 feet to a found iron pin; thence North 86 degrees 16 minutes 43 seconds East 122.42 feet to a found iron pin; thence South 34 degrees 32 minutes 49 seconds East 65.81 feet to a found iron pin; thence South 8 degrees 33 minutes 02 seconds East 110.71 feet to a found iron pin; thence South 2 degrees 17 minutes 05 seconds West 181.12 feet to a found iron pin; thence South 14 degrees 13 minutes 00 seconds West 139.22 feet to a found iron pin; thence South 37 degrees 39 minutes 47 seconds West 612.30 feet to a found iron pipe; thence South 64 degrees 37 minutes 51 seconds East 810.03 feet to a point in Platin Creek, from which point a found iron pipe bears North 64 degrees 37 minutes 51 seconds West 17.30 feet distant; thence with the western low water mark of the Platin Creek in October 2007, Northwardly and downstream, the following bearings and distances; North 60 degrees 56 minutes East 232.59 feet; thence North 83 degrees 00 minutes East 186.00 feet; thence South 68 degrees 02 minutes East 120.32 feet to a point of curve; thence Eastwardly and to the left with a curve having a radius of 359.46 feet and an arc distance of 162.04 feet to a point of tangent; thence North 87 degrees 44 minutes East 116.00 feet to another point of curve; thence Northeastwardly and to the left with a curve having a radius of 90.00 feet and an arc distance of 124.70 feet to a point of tangent; thence North 8 degrees 21 minutes East 306.00 feet; thence North 13 degrees 06 minutes 09 seconds East 423.98 feet; thence North 14 degrees 22 minutes East 170.00 feet; thence North 31 degrees 38 minutes East 239.00 feet; thence North 17 degrees 34 minutes East 445.00 feet; thence North 8 degrees 25 minutes East 245.00 feet; thence North 13 degrees 31 minutes West 153.00 feet; thence North 4 degrees 04 minutes East 320.00 feet to a point in the southern right-of-way line of the Burlington Northern Railroad, from which point a found bolt bears North 83 degrees 51 minutes West 94.88 feet distant; thence departing from the western low water mark of the Platin Creek and running with the southern right-of-way lines of the Burlington Northern Railroad, North 83 degrees 51 minutes West 399.95 feet to a found iron pipe; thence North 43 degrees 00 minutes 05 seconds West 831.93 feet to a set mag nail in a railroad tie at the former location of a found iron pin; thence North 71 degrees 23 minutes West 503.02 feet to the place of beginning, containing 99.63 acres more or less.

Parcel No. 2:

Part of U.S. Survey No. 315 and part of Fractional Sections 4, 5 and 9, Township 40 North, Range 6 East, in Jefferson County, Missouri, described as follows: Beginning at a found iron pin located North 71 degrees 24 minutes 42 seconds East 2153.54 feet distant from a found iron pin which marks the northeast corner of Lot A of Williamson's Acres, a subdivision recorded in Plat Book 156 at Page 28 of the Jefferson County land records; proceed thence North 74 degrees 55 minutes 13 seconds East 525.10 feet to a found iron pin; thence South 15 degrees 04 minutes 47 seconds East 410.18 feet to a found iron pin; thence North 74 degrees 55 minutes 13 seconds East 1667.82 feet to the western water's edge of the Mississippi River in December of 2007, from which point a set iron pin bears South 74 degrees 55 minutes 13 seconds West 90 feet distant; thence with the western water's edge of the Mississippi River in December of 2007, South 70 degrees 28 minutes East 97.21 feet; thence South 53 degrees 27 minutes 22 seconds East 135.76 feet; thence South 20 degrees 54 minutes 32 seconds East 487.78 feet; thence South 17 degrees 13 minutes 12 seconds East 561.43 feet; thence South 22 degrees 11 minutes 18 seconds East 920.14 feet; thence South 60 degrees 30 minutes 32 seconds East 241.12 feet; thence South 22 degrees 36 minutes 41 seconds East 528.40 feet; thence South 39 degrees 40 minutes East 235.82 feet; thence South 10 degrees 16 minutes 32 seconds East 233.27 feet; thence South 28 degrees 20 minutes East 215.92 feet; thence departing from said water's edge and running with the northern right-of-way lines of the Burlington Northern Railroad, located 50 feet north of and adjoining the center of the main track of said railroad, North 41 degrees 35 minutes West 130.29 feet; thence North 45 degrees 11 minutes West 164.18 feet; thence North 48 degrees 51 minutes West 209.53 feet; thence North 52 degrees 32 minutes 25 seconds West 175.18 feet; thence North 54 degrees 21 minutes 35 seconds West 326.16 feet; thence North 55 degrees 08 minutes 28 seconds West

189.80 feet; thence North 57 degrees 40 minutes West 182.95 feet; thence North 60 degrees 57 minutes West 181.36 feet; thence North 02 degrees 57 minutes 28 seconds West 354.62 feet; thence North 64 degrees 37 minutes 05 seconds West 150.39 feet; thence North 69 degrees 35 minutes 54 seconds West 213.15 feet; thence North 75 degrees 05 minutes 07 seconds West 103.21 feet; thence North 79 degrees 56 minutes 05 seconds West 190.87 feet; thence North 81 degrees 21 minutes 08 seconds West 798.09 feet; thence North 81 degrees 56 minutes West 143.42 feet; thence North 82 degrees 52 minutes West 173.54 feet; thence North 84 degrees 09 minutes West 204.27 feet; thence North 84 degrees 51 minutes 17 seconds West 414.84 feet; thence North 84 degrees 15 minutes 48 seconds West 244.80 feet; thence continuing with said railroad right-of-way lines, said lines not being 50 feet north of and adjoining the center of said main track, North 69 degrees 19 minutes 41 seconds West 480.00 feet to a found iron pin; thence North 51 degrees 01 minute 34 seconds West 734.41 feet to a set iron pin; thence departing from said railroad right-of-way line and running North 74 degrees 55 minutes 13 seconds East 1344.64 feet to a found iron pin; thence North 15 degrees 04 minutes 47 seconds West 64.85 feet to a found iron pin; thence North 74 degrees 55 minutes 13 seconds East 210.06 feet to a found iron pin; thence North 15 degrees 04 minutes 47 seconds West 345.00 feet to the place of beginning, containing 137.52 acres more or less.

Part of U.S. Surveys 160 and 315, Township 40 North, Range 6 East, Jefferson County, Missouri, described as follows:

Beginning at point "A", as described in a Warranty Deed dated January 3, 1974 conveyed to William W. Bradley, recorded in Book 510 at page 667 of the Jefferson County land records, said Point "A", being the point of intersection of the eastern right of way line of the PPG Industries, Inc. Railroad with the northerly right of way line of the Burlington Northern Railroad (formerly the St. Louis, Memphis and Southeastern Railroad); proceed thence with the northern right of way lines of said Burlington Northern Railroad, North 50 degrees 58 minutes West 77.62 feet; thence South 18 degrees 35 minutes East 201.42 feet to the point of intersection of said right of way line with the northern right of way line of a street known as East First Street; thence departing from the northern right of way lines of said Burlington Northern Railroad and running with the northern right of way line of said East First Street, North 71 degrees 23 minutes West 58.33 feet to the point of intersection of said northern right of way line with the western right of way line of said PPG Industries Inc. Railroad; thence departing from said northern right of way line and running with the western right of way lines of said PPG Industries Inc. Railroad, North 26 degrees 16 minutes West 24.37 feet; thence North 21 degrees 15 minutes West 451.07 feet to a point of curve; thence continuing with said western right of way line, Northwestwardly and to the right with a curve having a radius of 1,104.00 feet for an arc distance of 307.01 feet to a point of tangent; thence continuing with said right of way line, North 5 degrees 19 minutes West 420.00 feet to a point of curve; thence continuing with said right of way line Northwardly and to the right with a curve having a radius of 1,072.28 feet for an arc distance of 337.80 feet to a point of tangent; thence continuing with said right of way line, North 12 degrees 44 minutes East 2,079.59 feet more or less to the point of intersection of said western right of way line with the southern right of way line of the Union Pacific Railroad (formerly the Missouri-Illinois Railroad); thence departing from said western right of way line and running with said southern right of way line of the Union Pacific Railroad, North 33 degrees 46 minutes East 278.42 feet to the point of intersection thereof with the eastern right of way line of said PPG Industries Inc. Railroad, also being a corner of the above mentioned Bradley tract; thence departing from said southern right of way line of the Union Pacific Railroad and running with the eastern right of way lines of said PPG Industries Inc. Railroad (being the western boundary lines of said Bradley tract), South 12 degrees 44 minutes West 2,339.41 feet to a point of curve; thence continuing with said right of way line, Southwardly and to the left with a curve having a radius of 972.28 feet for an arc distance of 306.30 feet to a point of tangent;

thence continuing with said right of way line, South 5 degrees 19 minutes East 420.00 feet to a point of curve; thence continuing with said right of way line, Southeastwardly and to the left with a curve having a radius of 1,004.00 feet for an arc distance of 279.20 feet to a point of tangent; thence continuing with said right of way line, South 21 degrees 15 minutes East 438.72 feet to the place of beginning, containing 8.56 acres more or less.

Additional Reasons

There are three parcels of land as described in the attached property description sheets. Parcel One contains 99.63 acres and lies south of the Burlington Northern and Santa Fee (BNSF) Railroad tracks. This area will be utilized primarily for the processing and temporary storage of iron ore, processed iron and iron byproducts.

Parcel Two containing 137.52 acres and lies north of the BNSF Railroad and adjacent to the Mississippi River, and will be utilized as a river terminal for the trans-loading of iron ore, processed iron and iron ore byproducts onto barges. A small portion of this parcel lies south of Platin Creek, which is outside of the city limits. This portion of unincorporated Jefferson County is zoned LR2. No improvements are planned in this area.

Parcel Three containing 8.56 acres and is the old PPG spur track that connects the BNSF railroad to the UP Railroad.

A site plan showing the proposed improvements will be submitted in the near future.

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INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT	TAXES	TOTAL AMOUNT
122908	12/29/08	RETAINER SITE POWER	100.00		100.00
DEC 31 2008 <i>WV</i> by: <u>CRYSTAL CITY</u>					
DETACH AND RETAIN THIS STATEMENT THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED ABOVE. IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.			100.00		100.00

FOR ANY QUESTIONS CONTACT ACCOUNTS PAYABLE DEPT. 314-733-2000

CITY OF CRYSTAL CITY

1231-0013 2/1 12/31/08 10:38 AM CHECK

Receipt 3545882 CONDITIONAL USE PERMIT

ALBERICI CONSTRUCTORS

10-0204 \$100.00

-BUILDING PERMITS

** Total \$100.00

CHECK 58881 12/31/08 1 \$100.00

Paid by ALBERICI CONSTRUCTORS

8800 PAGE AVENUE ST. LOUIS, MO 63114

01	000	14492	058881
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INVOICE NUMBER	INVOICE DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
122908	12/29/08	RETAINER SITE POWER	100.00		100.00
TOTALS			100.00		100.00

DETACH AND RETAIN THIS STATEMENT
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED ABOVE
IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.

FOR ANY QUESTIONS CONTACT ACCOUNTS PAYABLE DEPT. 314-733-2000

THIS CHECK IS VOID WITHOUT A PURPLE & BLUE BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW!



Alberici Constructors
AN ALBERTUS ENTERPRISE

8800 Page Avenue
St. Louis, MO 63114

Commerce Bank

80-49/815

CHECK DATE: 12/30/08
CHECK NO.: 058881

PAY
One Hundred Dollars and 00 Cents

CHECK AMOUNT
\$ *****100.00

VOID AFTER 6 MONTHS

TO THE ORDER OF
City of Crystal City MO
130 Mississippi Ave
Crystal City MO 63019

John S. Alberici