



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
website: www.taneycounty.org

AGENDA

**TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
MONDAY, MARCH 19, 2012, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE**

Call to Order:

*Establishment of Quorum
Explanation of Meeting Procedures*

Review and Action:

Minutes, February 2012

Concepts:

*Robert and Valerie Budd
Country Park/Branson Hills Realty
Bass Pro Shops Outdoor Academy at Big Cedar
Triple-G ATV Rides
248 Take and Bake*

Old and New Business:

Tentative

Adjournment

Copies of this notice may be obtained by contacting the Planning Office at the above address and phone number.

Posted: 03/07/2012

By: MP

Time: 11:00 am

Posted At: David St. entrance to the Taney County Courthouse bulletin board, outside the County Commission meeting room and the office of Planning and Zoning.



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12-2

**APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION**

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$150.00, Special Use Applications: \$150.00.

NAME OF PROJECT: Robert and Valerie Budd

NAME OF APPLICANT: Robert and Valerie Budd
(Must be owner of record)

SIGNATURE: _____ **DATE:** _____
(Must be owner of record)

MAILING ADDRESS: 1278 Justin Road Ste 109-A7 Lewisville TX 75077

TELEPHONE NUMBER: 972 - 824 - 4394

Representative Information

NAME OF REPRESENTATIVE: Tim Davis, Esq.

MAILING ADDRESS (rep.): P.O. Box 1625 Branson, MO 65615

TELEPHONE NUMBER (rep.): 417 - 294 - 1083

Property Information

ACCESS TO PROPERTY (street # and name): _____

150 Walnut Drive Ridgedale, MO 65739

Number of Acres (or sq. ft. of lot size): .25+/- acres

PARCEL #: 19-6.0-24-001-002-001.006

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 24 **TOWNSHIP:** 21 **RANGE:** 22

NAME OF SUBDIVISION (if applicable): Ozarks Paradise Village
South Addition

Lot # (if applicable) Lots 3 and 4 **BLOCK #** 63

WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # _____

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential Multi-Family Commercial Industrial
 Special Use Other – Explain: _____

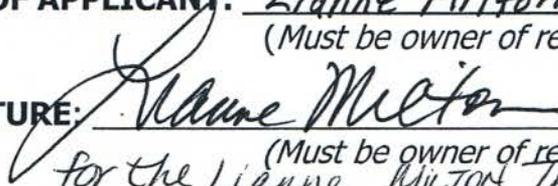
12-4

**APPLICATION FOR CONCEPT
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NAME OF PROJECT: Country Park

NAME OF APPLICANT: Lianne Milton
(Must be owner of record)

SIGNATURE:  **DATE:** 2/16/2012
(Must be owner of record)
for the Lianne Milton TRUST dated 7/7/2006

MAILING ADDRESS: 8 Willow CT Branson, Mo 65616

TELEPHONE NUMBER: 417-336-1990

Representative Information

NAME OF REPRESENTATIVE: Eddie Wolfe

MAILING ADDRESS (rep.): 210 South 3RD street Branson, Mo. 65616

TELEPHONE NUMBER (rep.): 417-334-8820

Property Information

ACCESS TO PROPERTY (street # and name): Yale

Number of Acres (or sq. ft. of lot size): 0.38

PARCEL #: 08-4.0-17-000-000-013,000
(This number is on the top left hand corner of your property tax statement)

SECTION: 17 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): Country Park

Lot # (if applicable) 8 BLOCK # _____

WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # 3

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential Multi-Family Commercial Industrial
 Special Use Other - Explain: _____

Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)

Business would be Real Estate sales Branson Hills
Realty Larry is the owner. There will be ⁱⁿ office two
employee that will be doing secretary work. Larry is
the only agent for Branson Hills Realty

12-5

**APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION**

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NAME OF PROJECT: Bass Pro Shops Outdoor Academy AT Big Cedar

NAME OF APPLICANT: James A. Hagale
(Must be owner of record)

SIGNATURE: J.A. Hagale **DATE:** 2/23/12
(Must be owner of record)

MAILING ADDRESS: 612 Devils Pool Rd. Ridgedale, MO. 65739

TELEPHONE NUMBER: 417-339-5160

Representative Information

NAME OF REPRESENTATIVE: Eddie Wolfe

MAILING ADDRESS (rep.): 210 South 3rd ST. Brawson, MO. 65616

TELEPHONE NUMBER (rep.): 417-334-8820

Property Information

ACCESS TO PROPERTY (street # and name): Hwy 86

Number of Acres (or sq. ft. of lot size): 1048.68 Ac.

PARCEL #: See Attached
(This number is on the top left hand corner of your property tax statement)

SECTION: 13,14,23,24 TOWNSHIP: 21, RANGE: 22

NAME OF SUBDIVISION (if applicable): _____

Lot # (if applicable) _____ BLOCK # _____

WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # _____

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential Multi-Family Commercial Industrial
 Special Use Other – Explain: _____

* = GIS HAS Different
owner other than
Bass Pro as OWNER

For Sec. 13, T21N, R22W

19-6.0-13-000-000-005.000 243.2 AC
19-6.0-13-001-007-001.000 248X304
19-6.0-13-001-006-001.000 2.8 AC
19-6.0-13-002-002-001.000 76 AC
19-6.0-13-000-000-002.001 9.9 AC
19-6.0-13-001-005-001.000 (N of HWY 86) 103 AC

For Sec. 14, T21N, R22W

19-6.0-14-000-000-010.000 32 AC
19-6.0-14-000-000-009.000 23.28 AC
* 19-6.0-14-000-000-002.001 Lot
19-6.0-14-000-000-002.000 18.76 AC
19-6.0-14-001-014-033.000 - Lot 10, Block 1, Ozarks Paradise Village ✓
19-6.0-14-001-014-031.000 - Lots 11-12, Block 1, Ozarks Paradise Village ✓
19-6.0-14-001-014-030.000 - Lot 13, Block 1, Ozarks Paradise Village ✓
19-6.0-14-001-014-028.000 - Lot 15, Block 1, Ozarks Paradise Village ✓
19-6.0-14-001-014-026.000 - Lot 17, Block 1, Ozarks Paradise Village ✓
19-6.0-14-001-014-025.000 - Lot 18, Block 1, Ozarks Paradise Village ✓
19-6.0-14-001-014-020.000 - Lots 19-23, Block 1, Ozarks Paradise Village ✓
19-6.0-14-001-014-019.000 - Lot 24, Block 1, Ozarks Paradise Village ✓
19-6.0-14-001-014-018.000 - Lot 25, Block 1, Ozarks Paradise Village ✓
19-6.0-14-001-014-017.000 - Lot 26, Block 1, Ozarks Paradise Village ✓
19-6.0-14-001-014-016.000 - Lot 27, Block 1, Ozarks Paradise Village ✓
19-6.0-14-001-014-015.000 - Lot 28, Block 1, Ozarks Paradise Village ✓
19-6.0-14-001-014-014.000 - Lot 29, Block 1, Ozarks Paradise Village ✓
19-6.0-14-001-014-013.000 - Lot 30, Block 1, Ozarks Paradise Village ✓
19-6.0-14-001-014-012.000 - Lot 31, Block 1, Ozarks Paradise Village ✓
19-6.0-14-001-014-010.000 - Lots 32-34, Block 1, Ozarks Paradise Village ✓
19-6.0-14-001-014-006.000 - Lots 36-37, Block 1, Ozarks Paradise Village ✓
19-6.0-14-001-014-005.000 - Lot 38, Block 1, Ozarks Paradise Village ✓
19-6.0-14-001-014-004.000 - Lot 39, Block 1, Ozarks Paradise Village ✓

For Sec. 23, T21N, R22W

19-6.0-23-000-000-001.000 (this is the only parcel that falls in the flood plain) 113 AC
19-6.0-23-000-000-006.000 12.5 AC
19-6.0-23-002-002-004.004 27.62 AC
19-6.0-23-000-000-019.000 116 AC
19-6.0-23-000-000-005.000 8.13 AC
19-6.0-23-000-000-002.000 18 AC
* 19-6.0-23-000-000-002.001 12.59 AC
19-6.0-23-000-000-002.002 2.42 AC
19-6.0-23-000-000-002.003 5 AC
* 19-6.0-23-002-002-001.000 4.2 AC

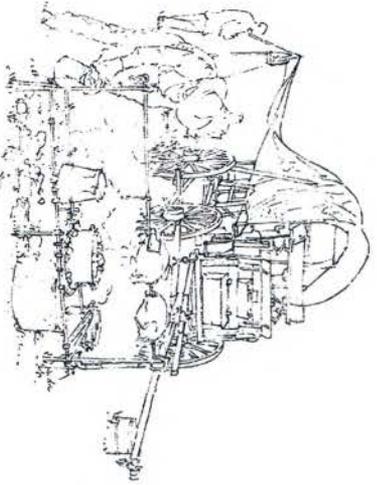
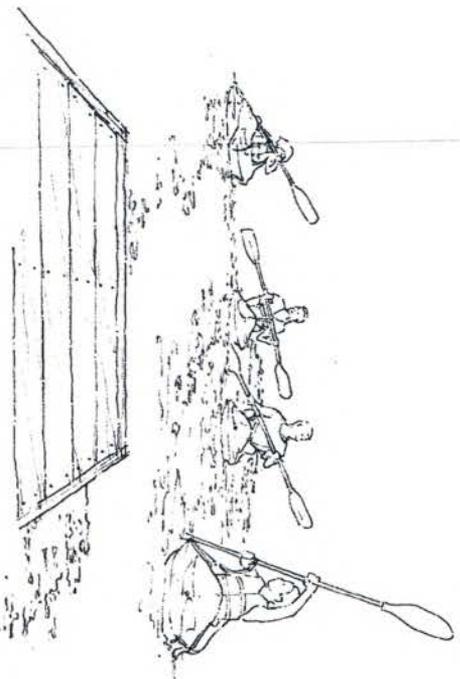
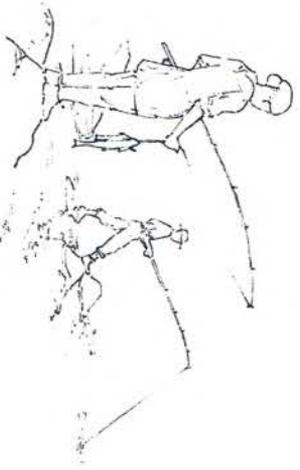
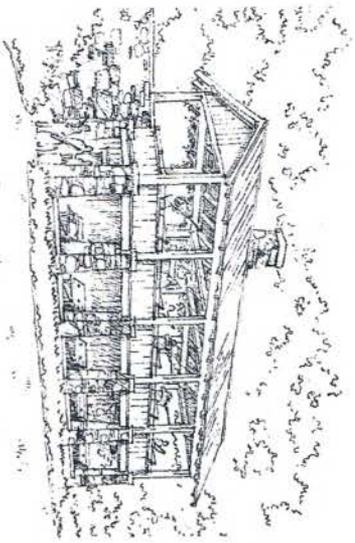
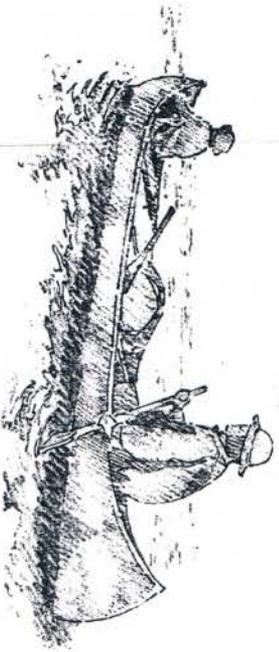
For Sec. 24, T21N, R22W

19-6.0-24-000-000-006.000 40 AC
19-6.0-24-000-000-001.000 190.2 AC
19-6.0-24-000-000-001.001 10 AC
19-6.0-24-000-000-006.003 Lot
* 19-6.0-24-001-001-002.000 12 AC
* 19-6.0-24-001-004-001.000 Lot
* 19-6.0-24-001-004-002.000 3.3 AC
19-6.0-24-001-001-003.000 - Lot 16, Block 53, Ozarks Paradise Village - South Addition ✓
* 19-6.0-24-001-001-006.000 - Lot 15, Block 53, Ozarks Paradise Village - South Addition ✓
19-6.0-24-001-001-007.000 - Lots 13-14, Block 53, Ozarks Paradise Village - South Addition ✓
19-6.0-24-001-001-009.000 - Lot 12, Block 53, Ozarks Paradise Village - South Addition ✓
19-6.0-24-001-002-001.002 - N 25' Lot 1A, Block 53, Ozarks Paradise Village - South Addition
* 19-6.0-24-001-002-001.000 - Lots 5, 7-13, 15-24, 46-49, 53-70, Block 63, OPV - S. Add. ?
19-6.0-24-001-002-069.000 - Lot 6, Block 63, Ozarks Paradise Village - South Addition ✓

- 19-6.0-24-001-002-062.000 – Lot 14, Block 63, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-002-051.000 – Lot 25, Block 63, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-002-032.000 – Lots 26-40, 42, 44, Block 63, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-002-035.000 – Lot 41, Block 63, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-002-033.000 – Lot 43, Block 63, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-002-031.000 – Lot 45, Block 63, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-001-013.000 – Lots 1-30, Block 65, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-004-003.000 – Lots 16-37, Block 45, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-004-023.000 – Lot 15, Block 45, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-004-024.000 – Lot 14, Block 45, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-004-025.000 – Lot 13, Block 45, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-004-026.000 – Lots 1-12, Block 45, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-003-044.000 – Lots 1-3, Block 46, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-003-043.000 – Lot 4, Block 46, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-003-036.000 – Lots 5-10, 12-14, 18-32, 34, Block 46, Ozarks Paradise Village – S Add. ✓
- * 19-6.0-24-001-003-047.000 – Lot 11, Block 46, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-003-051.000 – Lot 15, Block 46, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-003-052.000 – Lots 16-17, Block 46, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-003-068.000 – Lot 33, Block 46, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-003-035.000 – Lot 35, Block 46, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-003-005.000 – Lots 36-58, 61-66, 75-78, 80-98, Block 46, OPV – S. Add. 9.3 AC
- 19-6.0-24-001-003-011.000 – Lots 59-60, Block 46, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-003-002.000 – Lots 70, 72-73, Block 46, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-003-001.000 – Lot 71, Block 46, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-003-093.000 – Lot 74, Block 46, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-003-088.000 – Lot 79, Block 46, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-006-001.000 – Lots 1-9, Block 47, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-005-010.000 – Lots 1-6, 8-10, 12-13, 33-44, Block 48, Ozarks Paradise Village – S. Add. ✓
- 19-3.0-24-001-005-026.000 – Lot 7, Block 48, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-005-030.000 – Lot 11, Block 48, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-005-033.000 – Lot 14, Block 48, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-005-034.000 – Lot 15, Block 48, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-005-035.000 – Lot 16, Block 48, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-005-001.000 – Lots 17-25, 27-31, Block 48, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-005-003.000 – Lot 26, Block 48, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-005-009.000 – Lot 32, Block 48, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-010-001.000 – Lot 1, Block 49, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-010-002.000 – Lot 2, Block 49, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-010-003.000 – Lot 3, Block 49, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-010-004.000 – Lots 4-5, Block 4, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-010-008.000 – Lots 8-11, Block 49, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-009-002.000 – Lots 1, 3-6, 8-14, 21-22, 24, 28, Block 50, OPV – S. Add. ✓
- 19-6.0-24-001-009-024.000 – Lot 2, Block 50, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-009-029.000 – Lot 7, Block 50, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-009-015.000 – Lot 15, Block 50, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-009-012.000 – Lots 16-18, Block 50, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-009-011.000 – Lot 19, Block 50, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-009-010.000 – Lot 20, Block 50, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-009-007.000 – Lot 23, Block 50, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-009-005.000 – Lot 25, Block 50, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-009-004.000 – Lot 26, Block 50, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-009-003.000 – Lot 27, Block 50, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-009-001.000 – Lot 29, Block 50, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-008.001.000 – Lots 1-5, 8-12, 14-33, Block 51, Ozarks Paradise Village – S. Add. ✓
- * 19-6.0-24-001-008-021.000 – Lot 6, Block 51, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-008-022.000 – Lot 7, Block 51, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-008-027.000 – Lot 13, Block 51, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-007-010.000 – Lots 1, 25, Block 52, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-007-012.000 – Lot 2, Block 52, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-007-004.000 – Lots 3, 6-9, 19-23, Block 52, Ozarks Paradise Village – South Addition ✓

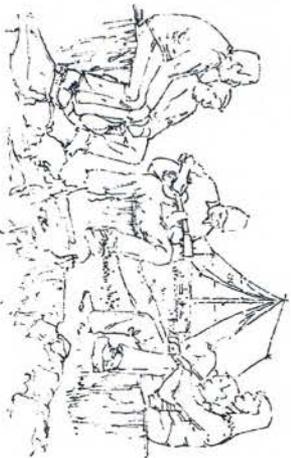
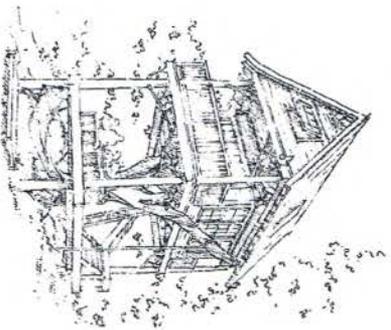
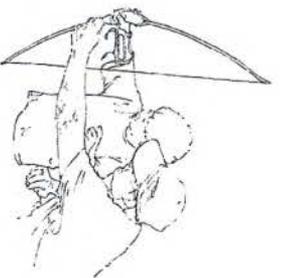
- * 19-6.0-24-001-007-014.000 – Lot 4, Block 52, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-007-020.000 – Lot 10, Block 52, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-007-021.000 – Lots 11-12, Block 52, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-007-001.000 – Lots 13-16, Block 52, Ozarks Paradise Village – South Addition ✓
- * 19-6.0-24-001-007-003.000 – Lots 17-18, block 52, Ozarks Paradise Village – South Addition ✓
- 19-6.0-24-001-007-009.000 – Lot 24, Block 52, Ozarks Paradise Village – South Addition ✓

Bass Pro Shops
OUTDOOR ACADEMY
at Big Cedar

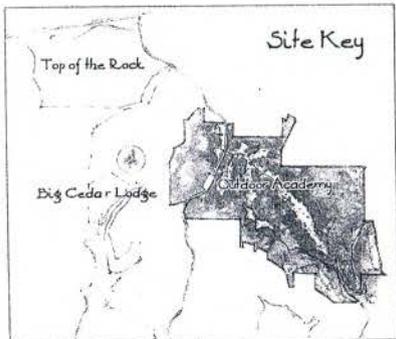
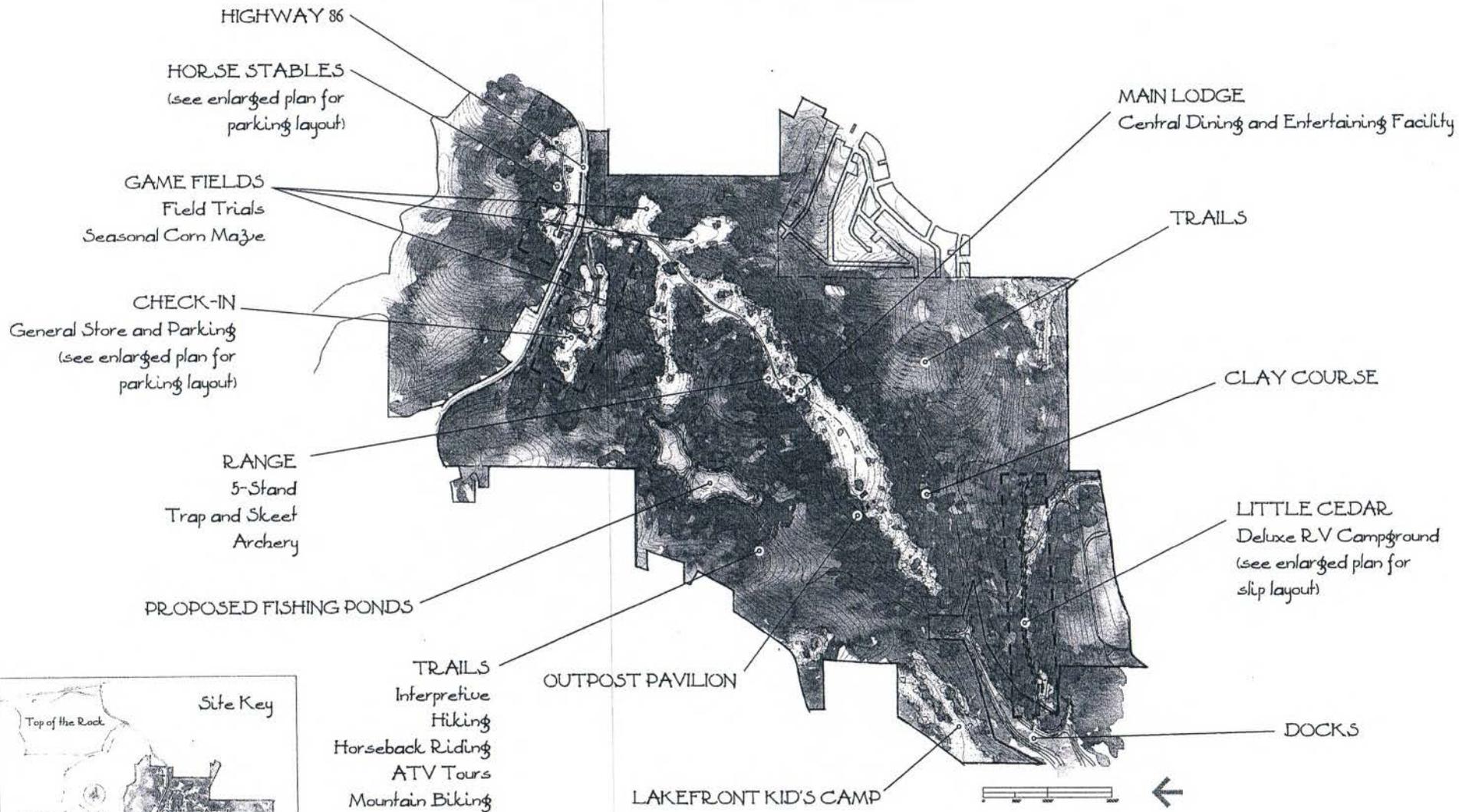


Outdoor Sporting Activities
for all ages, abilities and interests

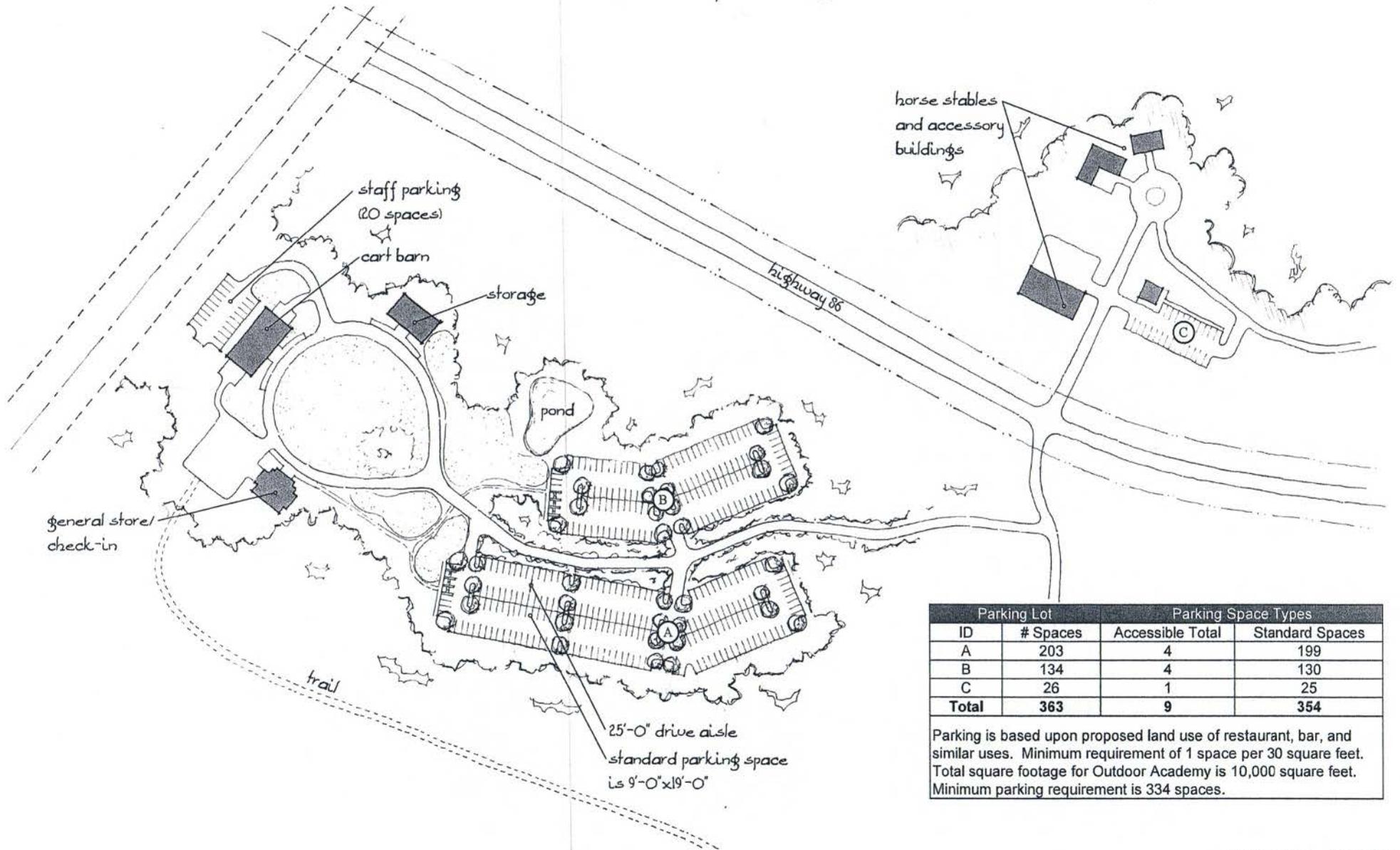
Family Gatherings
Corporate Retreats
Team Building
Rites of Passage and Celebrations



The OUTDOOR ACADEMY at Big Cedar Lodge



The OUTDOOR ACADEMY at Big Cedar Lodge

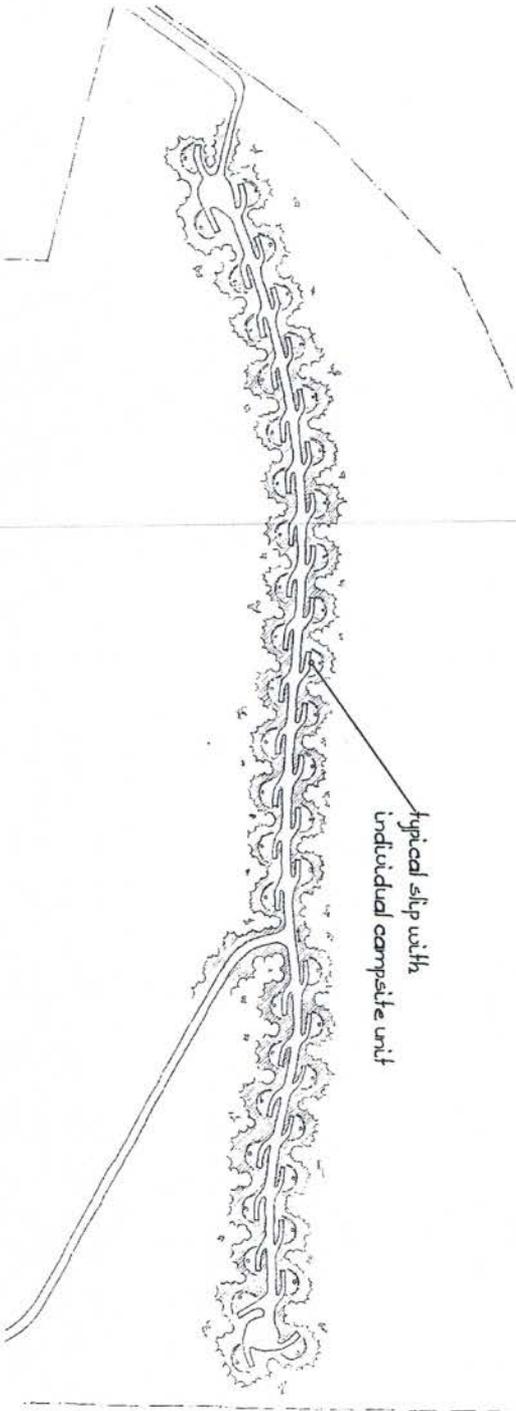


Parking Lot		Parking Space Types	
ID	# Spaces	Accessible Total	Standard Spaces
A	203	4	199
B	134	4	130
C	26	1	25
Total	363	9	354

Parking is based upon proposed land use of restaurant, bar, and similar uses. Minimum requirement of 1 space per 30 square feet. Total square footage for Outdoor Academy is 10,000 square feet. Minimum parking requirement is 334 spaces.

The OUTDOOR ACADEMY at Big Cedar Lodge

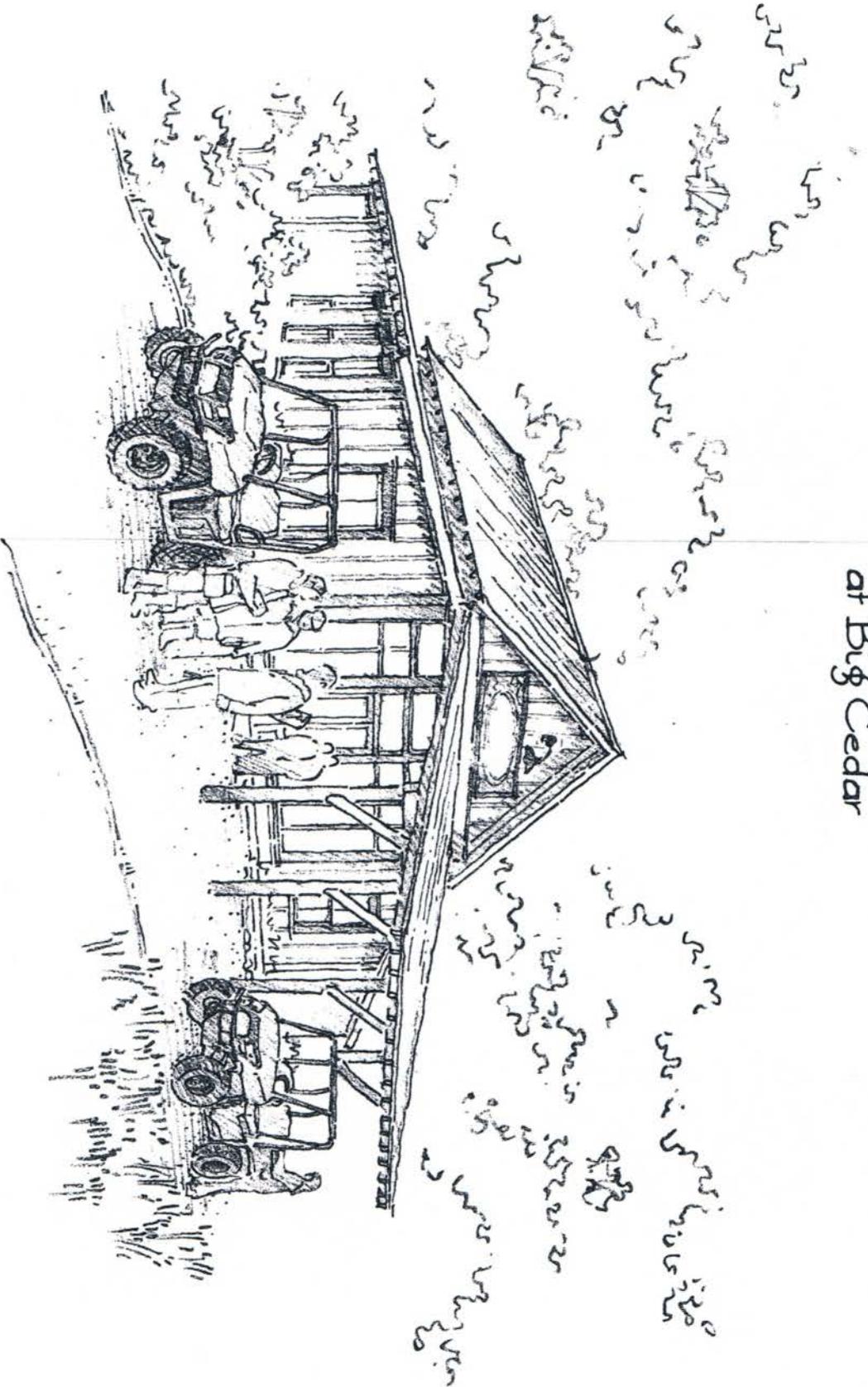
Parking Lot	
ID	# Slips
A	45
Total	45



typical slip with
individual campsite unit

SCALE: 1" = 200'-0"

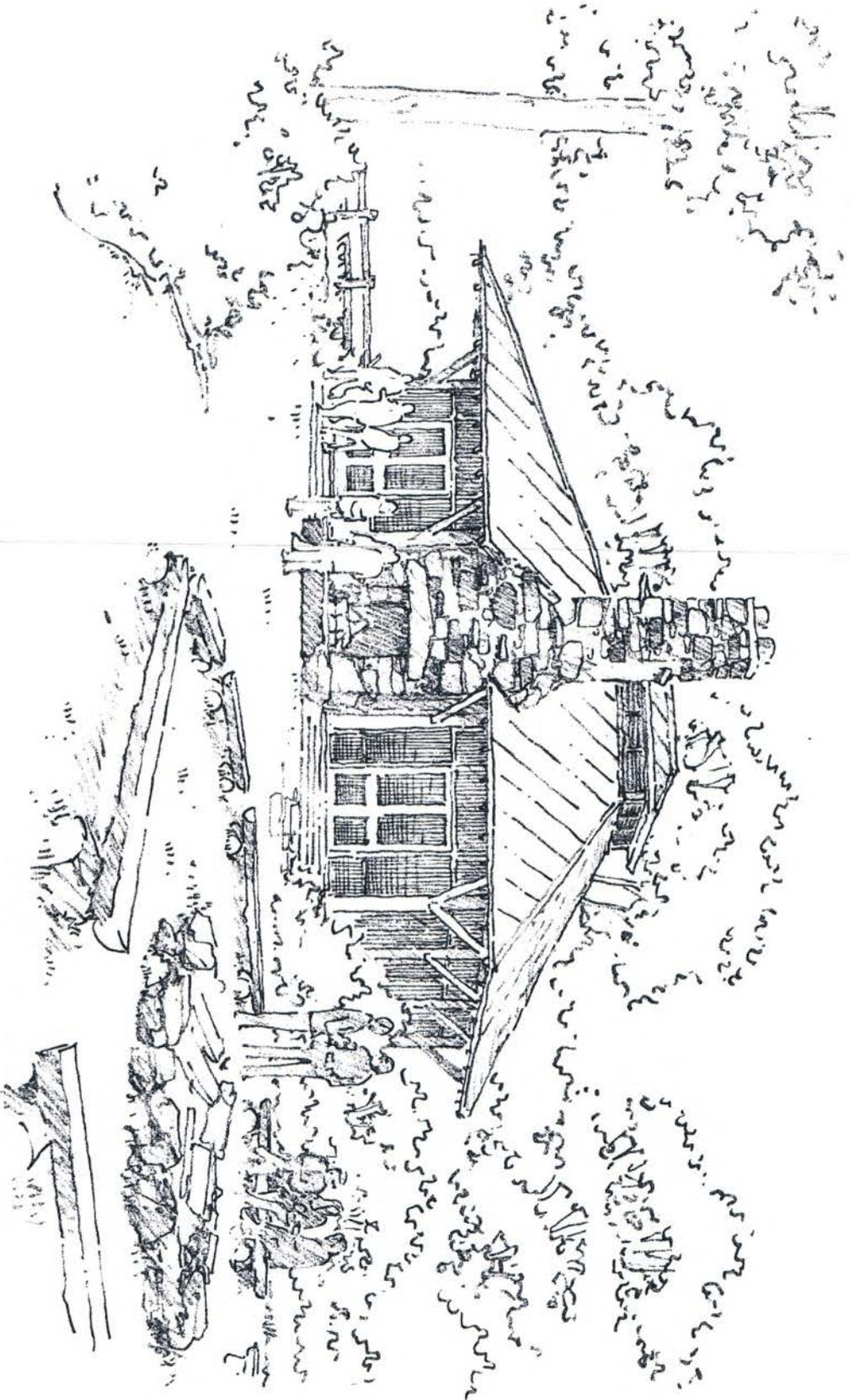
Bass Pro Shops
OUTDOOR ACADEMY
of Big Cedar



THE GENERAL STORE

Check-in point for all Outdoor Academy activities

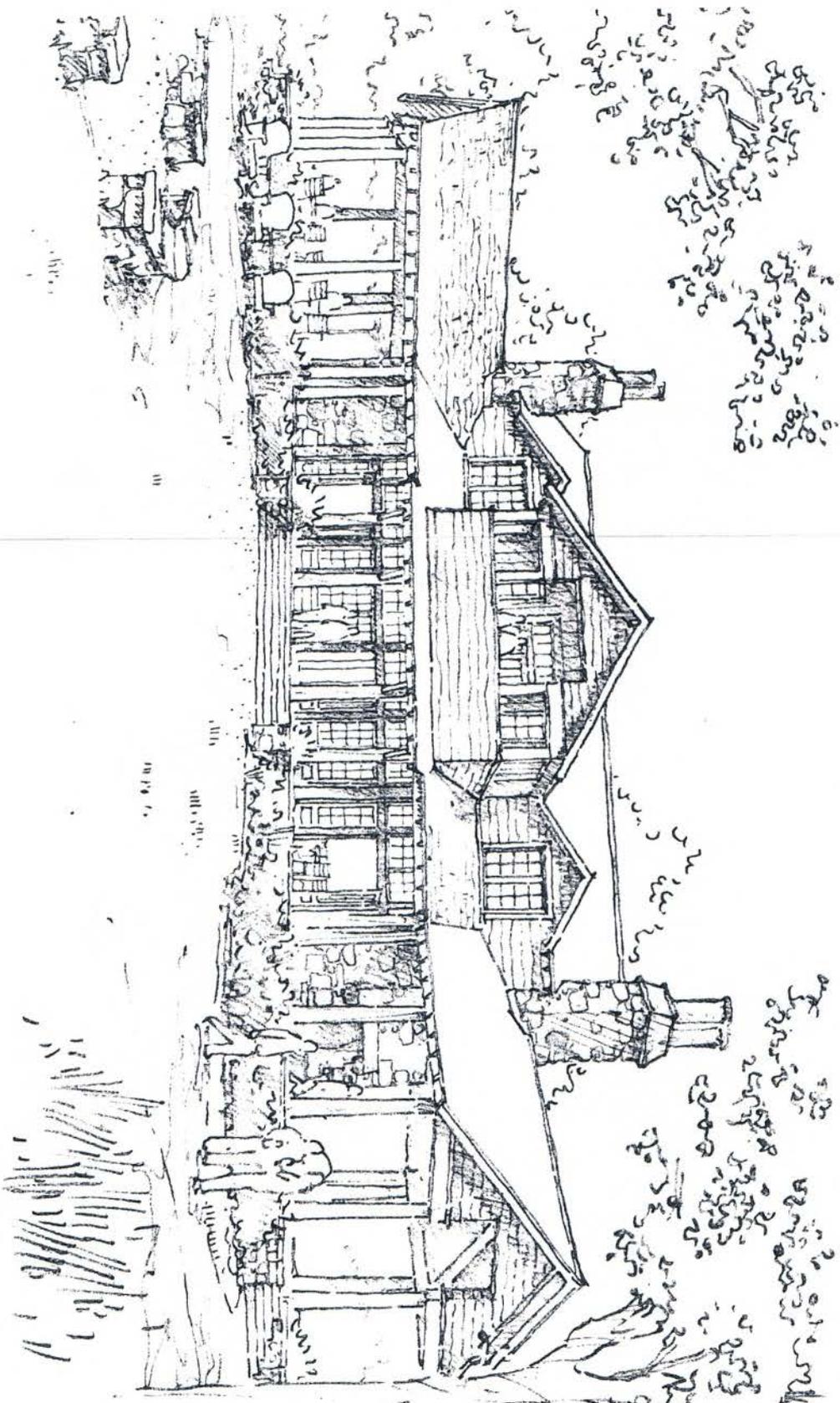
Bass Pro Shops
OUTDOOR ACADEMY
at Big Cedar



OUTPOST PAVILION

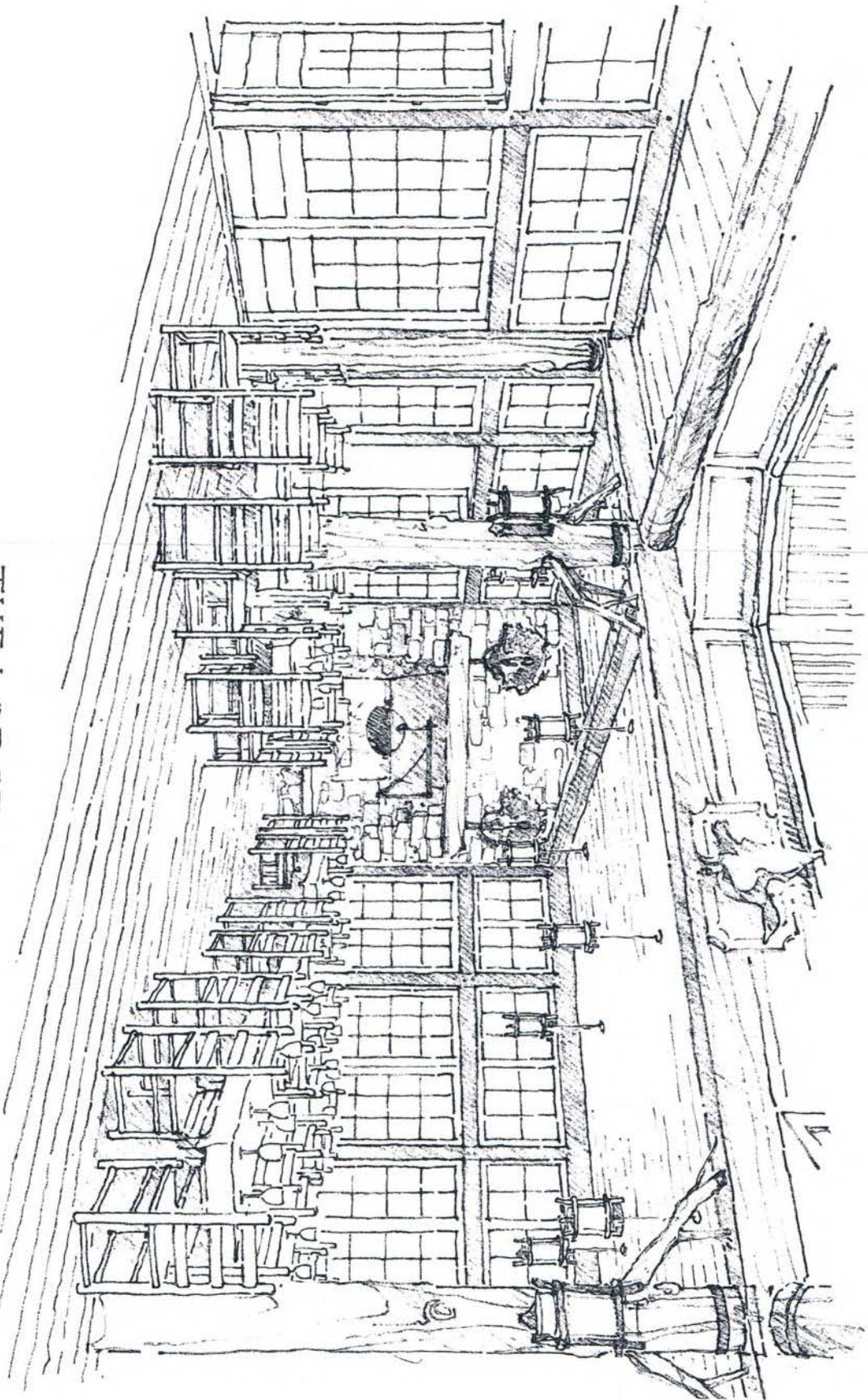
Base for Outdoor Dining and Events

Bass Pro Shops
OUTDOOR ACADEMY
at Big Cedar



THE LODGE
The Central Gathering Place

Bass Pro Shops
OUTDOOR ACADEMY
of Big Cedar



THE LODGE

Interior Fireside Dining and Entertaining

Bass Pro Shops Outdoor Academy and RV Campground

1. Hiking/Nature Trails
2. Archery/sporting clays/trap and skeet/target shooting/air guns
3. ATV tours
4. Chuck wagons
5. Weddings
6. Family reunions
7. Corporate Events- Board meetings/Retreats/Teambuilding events (Fishing Tournaments, Scavenger hunts)
8. Annual events to include a 5K run, 10K run and tie in with the Outdoor Fitness Festival that Bass Pro puts on
9. Field Trials
10. Canoeing
11. Boat rentals
12. Horseback Riding
13. Repelling/Rock Climbing
14. Night Hikes
15. Overnight Camping
16. Kayaking Instruction
17. Fishing Instruction
18. Night Bow Fishing
19. Mountain biking
20. Paint Ball
21. Ropes Course
22. Classes on learning to cook wild game (cook what you shoot)
23. Corn maze
24. Backpacking
25. Stargazing
26. Interpretive Tours
27. Central Lodge
28. Outpost Cabin by the lake
29. RV and campground area—extensive RV Center—emphasis on nature and outdoor activities
30. Kids camp area
31. Pool
32. Quail and Pheasant Hunting
33. Release Bird Shooting Area

Preserve established since October 2009—see attached permit

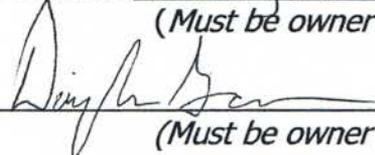
12-6

**APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION**

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$150.00, Special Use Applications: \$150.00.

NAME OF PROJECT: Triple-G ATV Rides

NAME OF APPLICANT: Douglas Gaar
(Must be owner of record)

SIGNATURE:  **DATE:** Feb. 29, 2012
(Must be owner of record)

MAILING ADDRESS: 7192 State Hwy 176, Walnut Shade, MO 65771

TELEPHONE NUMBER: 417-561-5353 (bus.) (561-5004 home)

Representative Information

NAME OF REPRESENTATIVE: Leo Gaar

MAILING ADDRESS (rep.): 7192 State Hwy 176, Walnut Shade, MO 65771

TELEPHONE NUMBER (rep.): 417-561-5353 bus. 561-5004 home

Property Information

ACCESS TO PROPERTY (street # and name): 7698 State Hwy 176
Walnut Shade, MD 65771

Number of Acres (or sq. ft. of lot size): 450+ ac.

PARCEL #: 5-5-22-0-0-19, 5-5-22-0-0-19.2
(This number is on the top left hand corner of your property tax statement)

SECTION: 22 **TOWNSHIP:** 24 **RANGE:** 21

NAME OF SUBDIVISION (if applicable): NA

Lot # (if applicable) _____ **BLOCK #** _____

WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual (port-a-potty!)
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # _____

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential Multi-Family Commercial Industrial
 Special Use Other – Explain: _____

Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)

7698 State Hwy 176, Walnut Shade, MO 65771

We plan to use the existing barn at this address as a base of operation for guided ATV rides on our Family Ranch (Triple-G Ranch).

At this time no new construction is required.

The barn serves as storage for our ATVs and as our office. There we meet with our customers, accept payment, provide helmets + ATVs, and instruct people in their operation. (This includes riding on a practice trail at the barn.)

After folks have mastered the course we ^{will} take them on trails that have been cleared on the 500 acres our families call home. Our goal is for visitors to experience the Ozarks "up close + personal", and to have a safe, enjoyable ATV adventure. (All rides are guided. This is not a rental agency! We don't want folks to tear up the landscape either. This is our home!)
Revised 12/19/03

[HOME](#)[HISTORY OF RANCH](#)[FAQ](#)[RULES/REQUIREMENTS](#)[GALLERY](#)[RESERVATIONS](#)[CONTACT](#)

Rules/Requirements

Requirements: For your safety and to cover our...umm...behinds, here are a few rules to follow:

- Drivers must be 16 years old.
- Drivers carrying a passenger must be 18 and present a driver's license.
- Passengers on the two-up bikes must be tall enough that their feet rest firmly on the bike's foot-rest.
- Younger, smaller folks (ages 4 and up) may ride in the Kawasaki Mule with a guide.
- Safety gear (helmets provided by us) are required.

Restrictions:

No pregnant women allowed due to the jarring nature of the trails. This is something to keep in mind. We will be bouncing and jouncing along. If you just had major surgery or are physically compromised in some other way you might want to be forewarned...and now you *have* been!

Caution:

This is an exciting, but rugged activity. Keep your eyes on the trail and the driver in front of you, and your mind on what you're doing and you'll be just fine!

Rules:

Follow your guide and keep to the trail! This is **not** an ATV rental situation. There are cliffs and extremely steep valleys where an unwary driver might come to grief!

Our goal is to provide a fun, safe, family atmosphere, so no smoking, alcohol or coarse language allowed.

Stay on the trail and follow the rules! Remember, this is *our* land. We want you to enjoy it, but we *insist* you respect it. (If not, we'll tell Grandpa Dwane and you'll *really* catch it hot!)

Suggestions:

Dress appropriately for the trail. It's a good idea to wear long pants and closed toe shoes for your own protection. We won't require you wear them, but **you are responsible for your decision.**

If it's cold, wear layered clothing and bring your gloves and jacket. One's hands can get *really* cold gripping the handle bars in the winter.

It's always a good idea to apply sunscreen. Nothing like a nasty sunburn to ruin your fun!

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[HOME](#)[HISTORY OF RANCH](#)[FAQ](#)[RULES/REQUIREMENTS](#)[GALLERY](#)[RESERVATIONS](#)[CONTACT](#)

Our History

Back around 1980 the Gaar family decided that Southern California was getting a little too crowded. Grandpa Cliff, Dwane (Dad) and Uncle Jim decided to travel across the USA and look for the most beautiful spot in the country to start a small ranch. Well, they saw a lot of lovely places in many different states, but when they arrived in the Ozarks, they stopped. This was exactly what the Gaars were looking for-- wonderful rolling hills, some nice pasture land, and a beautiful creek which flows year round.

The three Gaar families (thus the 'Triple-G') sold their businesses and homes in San Diego and moved here to Missouri. The years have come and gone and things have changed. Some in the older generation have passed on, but the new generation has grown up to take their place. Currently, Dwane and his children Dwanette (Moore) and Doug and their families reside here on the Triple -G.

More on the Moores: Dwanette and her husband Willis have been married twenty-three years, though you'd never guess it to look at them. They're a right spry couple. I guess homeschooling eight (yes, I said eight) kids keeps 'em young! Their oldest, Chelsie, married Jesse Bright. Then there's Amber and her husband Jared, Ben, Ethan, Faith, Grant, Jillian, and Kristina the youngest. You may end up meeting one or two of the kids when you visit.

Doug? Well, he married Lee Goodwin just about twenty-three years ago. After an eight year stint in Liberty, Missouri (where Doug worked as a programmer for Hallmark Cards) they moved back home to the ranch. Doug and Lee's kids (only three!) were initially homeschooled, too. Now, Dakota, their oldest (and only boy) is currently enrolled at College of the Ozarks. The girls, Morgan and Rachel are students at Branson High School.

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ATVs: Folks who ride them will tell you All Terrain Vehicles are one of the most exciting ways to get acquainted with the country side. If you're visiting Branson, why not take a break from the traffic, shows and crowds? Less than 15 minutes North of town you can get to know Beautiful Ozark Mountain Country up close and personal!

Come join us for a tour around the 500 acres known as "Triple-G Ranch". You'll be in the driver's seat as we cross creeks, climb hills, weave through the woods and delve into valleys. You may even catch a glimpse of deer, turkey, or sundry other small wild critters.

Never driven a quad-runner (ATV) before? No problem! Before hitting the trail our guides will make sure you know what you're doing. Right by our big ugly barn is a neat little safety course where everyone will learn the dos and don'ts of operating a 'bike'. Oh, and don't worry! Our four-wheelers are all 2009 and 2010 models with automatic transmissions--no shifting to detract from your enjoyment of the scenery.

The trails are ready and waiting for you! Come and "Git yer bod on a quad!"

PRICING: April - November \$65 per driver, \$25 per passenger
 December - March \$50 per driver, \$25 per passenger

CALL FOR MORE INFO: 417-561-5353

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TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

website: www.taneycounty.org

12-7

**APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION**

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NAME OF PROJECT: 248 Take and Bake

NAME OF APPLICANT: John Meyer
(Must be owner of record)

SIGNATURE: John M. Meyer **DATE:** 3-2-12
(Must be owner of record)

MAILING ADDRESS: 2738 St. Hwy 248 Branson, MO 65616

TELEPHONE NUMBER: 417-294-2099

Representative Information

NAME OF REPRESENTATIVE: _____

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

Revised 12/19/03

Revised 12/19/03

Property Information

ACCESS TO PROPERTY (street # and name): _____

State Hwy 248

Number of Acres (or sq. ft. of lot size): _____

PARCEL #: 08-4.0-19-003-004-013.000

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 19 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): Sunset Acres PT LT 1

Lot # (if applicable) 2722 BLOCK # _____

WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # 3

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential Multi-Family Commercial Industrial
 Special Use Other – Explain: _____

We would like to ^{put} a take and bake store in our rental house, located at 2722 State Hwy 248 Branson, in the County. We are thinking we would level the lot and put in a drive through. We would also put up privacy fences as needed.

We have made moDOT aware of what we thinking we would like to with an entrance off of the Highway.

We will take out some trees for the parking lot and drive through.

We will have living quarters in the back half of the House and the front half will be the take and bake.

