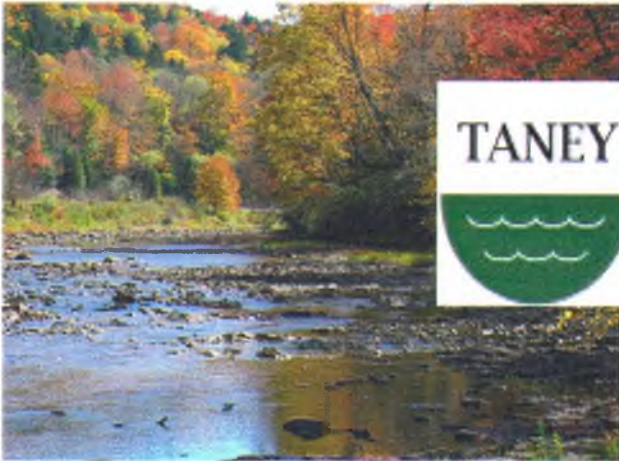


TANEY COUNTY PLANNING DEPARTMENT



2013 ANNUAL REPORT AND THE YEAR AHEAD



TANEY COUNTY PLANNING COMMISSION

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

February, 2014

Dear Taney County Commission, Planning Commission, Board of Adjustment & Interested Citizens:

The Taney County Planning Department provides a wide variety of professional community planning services to the citizens of Taney County. Between on-going development administration duties and a variety of special studies and projects, the Department remained exceptionally busy throughout 2013. This Annual Report documents the accomplishments of the Department during 2013 and sets a course for continued progress in 2014.

Taney County is a wonderful mix of both rural and rapidly growing urban land uses. The Taney County Planning Commission and the Board of Adjustment are hard-working groups of volunteer citizens who believe in a strong future for Taney County. Last but certainly not least of all, I must thank my staff. The Staff has been tremendous and very supportive. They are very devoted to the profession of planning. They each work extremely hard in the pursuit of continuing to improve Taney County.

The Taney County Planning Department Staff proudly presents the Taney County Planning Department 2013 Annual Report and The Year Ahead. The Planning Department Staff looks forward to continuing to work with our citizens, other departments, elected officials and community partners to help create your vision for Taney County.

Sincerely,

A handwritten signature in blue ink that reads "Bob Atchley". The signature is written in a cursive style.

Bob Atchley
Taney County Planning Administrator

PREFACE

Per the provisions of Section 3.6 of the Taney County Development Guidance Code, *“Amendments to these Codes shall be made as provided by law (see RSMo 64.863). To provide an annual review of the Codes, the Taney County Planning and Zoning Commission's regular February meeting shall be exclusively devoted to a review of permits issued during the previous year, to a hearing of public comments on the Codes, and to the initiation of amendments the Commission may consider necessary to improve the Codes' performance as a growth-management tool.”* This annual report outlines and describes the Planning Department's numerous activities and projects, and highlights the Department's major accomplishments over the past year. In addition to the Department's accomplishments for 2013, the Annual Report provides a listing of future projects and activities to be pursued by the Departmental Staff in 2014.

PLANNING DEPARTMENT GOAL

The goal of the Planning Department is to provide the very best possible service to the citizens and visitors of Taney County, Missouri while also ensuring compliance with the requirements of the Taney County Development Guidance Codes, the Taney County Subdivision Regulations, the Taney County Road Standards, the Master Plan, the Floodplain Management Ordinance and policies set by the County Commission, the Planning Commission and the Board of Adjustment. The Statutory Authority for Taney County's form of Planning and Zoning is based upon the provisions of RSMo 64.800 – 64.900.

2013 PLANNING COMMISSION MEETING ATTENDANCE

The Planning Commission held twenty-three (23) public meetings throughout the course of the year. Planning Commission members continued to maintain their excellent record of participation with an average of 89% attendance at all meetings (excluding the single vacant Branson Township and the cancelled meeting on December 9, 2013). Not included in these hours is travel time to and from meetings.

2013 PLANNING COMMISSION MEETING ATTENDANCE																										
NAME	TOWNSHIP	JANUARY		FEBRUARY		MARCH		APRIL		MAY		JUNE		JULY		AUGUST		SEPTEMBER		OCTOBER		NOVEMBER		DECEMBER		mtg to date
		14	22	11	19	11	18	8	15	13	20	10	17	8	15	12	19	9	16	15	21	12	18	9	16	
Dave Stewart	Jasper	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	22
Rick Caudill	Oliver	1	1	1	0	0	1	1	0	0	1	1	1	0	1	1	0	1	1	0	1	1	0	0	1	15
Steve Adams	Beaver	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	23
Ray Edwards	Cedar Creek	0	0	0	0	0	0	1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	0	1	16
Rick Treese	Swan	1	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	22
Vacant	Branson	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Randy Haes	Road & Bridge	1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	22
Ronnie Melton	Scott	1	1	1	1	1	1	1	0	1	1	1	1	1	1	0	1	1	1	1	1	1	1	0	0	20
Mike Scofield	Big Creek	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	23

	# of Meetings	Att.	%
Dave Stewart	23	22	96%
Rick Caudill	23	15	65%
Steve Adams	23	23	100%
Ray Edwards	23	16	70%
Rick Treese	23	22	96%
Vacant	0	0	0%
Randy Haes	23	22	96%
Ronnie Melton	23	21	91%
Mike Scofield	23	23	100%

Zero (0) indicates missed meeting one (1) indicates meeting was attended
 The December 9, 2013 Meeting was Cancelled due to inclement weather.

2013 BOARD OF ADJUSTMENT MEETING ATTENDANCE

The Board of Adjustment held ten (10) public hearings through the course of the year. Board members continued to maintain their excellent record of participation with an average of 82% attendance at all meetings. Not included in these hours is travel time to and from meetings.

BOARD OF ADJUSTMENT ATTENDANCE 2013

NAME	JAN	FEB	MAR	APR	MAY	JUN	JLY	AUG	SEP	OCT	NOV	DEC	Mtgs
	16	20	20	17	15	19	17	21	18	16	20	18	10
Dave Clemenson	0	1	1	1	1	1	0	1	0	0	1	0	7
Tom Gideon	0	1	1	1	1	1	1	1	0	0	1	0	8
Tony Mullen	1	1	1	1	1	1	1	0	0	1	1	0	9
Mark Weise	0	1	1	1	1	1	1	1	0	1	1	0	9
David Nelson	1	1	1	1	0	1	1	1	0	1	0	0	8

	Mtgs	Att.	%
Dave Clemenson	10	7	70%
Tom Gideon	10	8	80%
Tony Mullen	10	9	90%
Mark Weise	10	9	90%
David Nelson	10	8	80%

Zero indicates missed meeting 1 indicates meeting was attended

A meeting was not held on September 18, 2013 or December 18, 2013.

A quorum was not established at the January 16, 2013 Meeting.

DEPARTMENTAL STAFFING

The Planning Department operated throughout the year with a total of five (5) staff members. In 2013 the Taney County Planning Department staff consisted of the following:

- ❖ **Bob Atchley**
Planning Administrator
- ❖ **Bonita Kissee**
Administrative Assistant
- ❖ **Marla Pierce**
Secretary
- ❖ **Scott Starrett**
Division I & II Inspector / On-site Wastewater Permitting
- ❖ **Mike Cole**
Water Quality Laboratory Director

FIVE YEAR PLANNING DEPARTMENT APPLICATION SUMMARY

APPLICATION TYPE						
	2009	2010	2011	2012	2013	% Change from 2012
Division III Permits	39	30	29	25	26	4%
Division II Permits	46	17	32	23	52	126%
Division I Permits	208	204	159	154	174	13%
BOA Applications	19	13	19	12	14	17%
Land Disturbance Permits	11	11	8	11	5	-55%
Final Plats	17	18	18	14	11	-21%
Replats	15	7	8	7	24	243%
Amended Plats	11	9	17	10	1	-90%
Minor Subdivisions	15	17	14	16	8	-50%
Floodplain Permits	0	0	0	0	1	100%
On-Site Wastewater Permits	0	0	8	32	62	94%

PERMIT SUMMARY:

❖ Division III Permits

In 2013 the Planning Department received a total of twenty-six (26) Division III Permit applications. Of the total number of Division III Permit applications eighteen (18) were approved, four (4) were denied and four (4) were withdrawn. Of the twenty-six (26) total applications, eight (8) applications were classified as Special-Use Permits and the remaining eighteen (18) applications consisted of land use approval. In 2013 the number of Division III applications received by the Planning Department increased slightly when compared with the total numbers processed in 2012 for a total increase of approximately 4% (Twenty-five (25) Division III Permit Applications were received in 2012). Please note that a complete listing of the Division III Permits for 2013 may be found in Appendix A.

❖ Division II Permits

In 2013 the Planning Department issued a total of fifty-two (52) Division II Permits for the construction of commercial, industrial, institutional, duplex, multi-family, school and church structures. The number of Division II Permits issued in 2013 increased by approximately 126% from the number of permits that were issued over the same time period in 2012 (twenty-three (23) Division II Permits were issued in 2012). Please note that a complete listing of the Division II Permits for 2013 may be found in Appendix B.

❖ Division I Permits

In 2013 the Planning Department issued a total of one hundred and seventy-four (174) Division I Permits for the construction of residential structures, residential additions, accessory structures in excess of 100 square feet in ground cover and the placement of mobile homes. Of the 174 total Division I Permits 79 were issued for the construction of new single-family homes, 20 were issued for the placement of mobile homes, 11 were issued for additions and 64 were issued for some type of accessory structures. The number of Division I Permits issued in 2013 increased by approximately 13% from the number that were issued in the same time period in 2012 (154 Division I Permits were issued in 2012). Please note that a complete listing of the Division I Permits for 2013 may be found in Appendix C.

❖ **Land Disturbance Permits**

In 2013 there were a total of five (5) Land Disturbance Permits that were issued for various development proposals which required the disturbance of over one acre of land. The number of Land Disturbance Permits issued in 2013 decreased by approximately 55% from the number that were issued during the same time period in 2012 (eleven (11) Land Disturbance Permits were issued in 2012). Please note that a complete listing of the Land Disturbance Permit for 2013 may be found in Appendix D.

❖ **Plat Review**

In 2013 the Planning Department processed a total of forty-four (44) plat applications. Of the forty-four (44) total applications, eleven (11) plats were final plats, one (1) plat was an amended plat, twenty-four (24) were classified replats and eight (8) were minor subdivision plats. The year 2013 saw a slight decrease of approximately 18% in the total number of plats processed over the amount processed over the same time frame in 2012 (47 plat applications were processed in 2012).

❖ **On-Site Wastewater Permits**

In 2013 there were a total of sixty-two (62) On-Site Wastewater Permits that were issued. Of the sixty-two total applications, fourteen (14) were for new system permits, eleven (11) were for tank replacement and seven (7) permits were for repair of the system. Please note that thirty-two (32) On-Site Wastewater Permits were issued in 2012, an increase of approximately 94%. Please note that a complete listing of the On-Site Wastewater Permits for 2013 may be found in Appendix E.

❖ **Water Quality Sampling**

In 2013 the Laboratory Director completed a total of three hundred and six (306) stream sampling site counts, which were taken at specific locations upon lakes, rivers and streams throughout Taney County. In 2013 a total of sixty-nine (69) potable drinking water (ground water wells) samples were taken and tested. Of the total sixty-nine (69) samples that were tested, fifty (50) were found to be satisfactory and nineteen (19) were found to be unsatisfactory. Numerous complaints of sewer surfacing were investigated by Scott Starrett and Mike Cole throughout the year. The Water Quality Lab has the ability to perform fecal coliform testing, allowing for a determination to be made as to whether a health hazard exists. In 2013 seven (7) fecal coliform tests were performed. Please note that a detailed listing of both the stream sampling site counts and potable drinking water (ground water wells) samples for 2013 may be found in Appendix F.

❖ Board of Adjustment Requests

In 2013 the Planning Department processed a total of fourteen (14) applications for appeal, variance and reconsideration/rehearing requests. Of the fourteen (14) total applications, nine (9) were variance requests and five (5) were appeal requests. Of the nine (9) variance requests heard, 7 were approved, 1 was denied and 1 was withdrawn. Of the five (5) appeal requests heard, 2 were approved and 3 were denied.

ADDITIONAL DEPARTMENTAL FUNCTIONS & ACTIVITIES IN 2013

Floodplain Management

On April 1, 2004 the Taney County Commission adopted a Floodplain Management Ordinance and Flood Insurance Rate Maps (FIRM), ensuring that all property owners within the unincorporated area of Taney County are eligible for flood insurance via the National Flood Insurance Program (NFIP). Per the provisions of the Floodplain Management Ordinance the Planning Administrator is designated as the Floodplain Administrator for Taney County.

In April and May of 2011 two record flooding events ravaged areas of Taney County. In 2011 the Taney County Commission made the decision to assist ten (10) property owners whose properties were *substantially damaged* (FEMA defines substantial damage as damage in excess of 50% of the market value of the structure) during these two flooding events, by participating in a FEMA flood buyout via the Hazard Mitigation Grant Program (HMGP). The HMGP is a program only available to municipalities and county governments allowing for the County to apply on behalf of these impacted property owners. The HMGP is a Federal grant program that will cover 75 % of all of the costs associated with the flood buyout. Taney County has now received approval for its HMGP application and also Community Development Block Grant (CDBG). The CDBG funds will be utilized to pay for the 25% required non-Federal match. The flood buyout continues to pertain to nine (9) substantially damaged properties. One property owner was able to provide documentation indicating that his property was not substantially damaged.

At this time, Taney County has received nine Offer Authorization Worksheets and Property Settlement Sheets from the Missouri State Emergency Management Agency (SEMA) allowing the County to schedule individual property closings. However Taney County has just received approval for our required Environmental Assessment via the Missouri Department of Economic Development (MoDED) and the County is awaiting

an official Authority to Use Grant Funds from the MoDED. Once this authorization has been received; the staff, in conjunction with the Flood Buyout Consultant, will be scheduling nine (9) individual property closings, for each the flood buyout properties. After nearly three years, Taney County should finally have the ability to close on the nine (9) flood buyout properties at some point in March 2014. This has been an extremely arduous process, requiring coordination between Taney County, FEMA, SEMA, HUD (U.S. Department of Housing and Urban Development) and MoDED.

Upon the completion of the nine (9) closings, each of these properties shall be deeded to Taney County and will requiring the recording of nine five (5) page sets of FEMA deed restrictions, which will essentially limit each of the property's use to park and open space. Taney County will be required to obtain the services of both a demolition contractor and also a certified asbestos inspector.

It is my sincere hope that Taney County's FEMA Flood Buyout is finalized in 2014, so that each of the nine (9) participating property owners may finally move on with their lives.

THE YEAR AHEAD

TANEY COUNTY PLANNING IN 2014

The Taney County Planning Department saw a number of changes during 2013. During the upcoming year, the Taney County Planning Department staff plans to continue these efforts. Listed below are some of the Department's planned projects and activities for the year 2014.

❖ **Comprehensive Update of the Taney County Master Plan**

The Planning Department Staff has continued to assemble the information needed in order to complete a comprehensive update of the Taney County Master Plan which will allow the Staff to present a current representation of Taney County, enabling decision makers to understand the needs the County faces and how to translate those needs into the goals and objectives that the County's citizens hope to achieve. A major part of this process will be gathering public input. The Planning Department will hold a series of public meetings within each of the seven townships of the county. The county will seek the assistance of its citizens who will be encouraged to express their needs, desires and future vision for Taney County which will then be translated into the goals and objectives of the Master Plan.

In 1966, Taney County voted for planning by referendum. In 1972, the Branson-Hollister Jaycees secured matching funds for a Department of Housing and Urban Development Comprehensive Planning Grant. During the same year, Taney County contracted with professional assistance in developing the first Master Plan for Taney County. The Master Plan was then updated in 1980 with the most recent updated version being adopted by the County Commission on December 27, 1999.

The Taney County Master Plan is a guide for public and private decision-makers on policy issues and actions for providing community direction to the future development and growth of Taney County. The Master Plan is a statement of community values and desired quality of life. It is a statement of community aspirations for the future of Taney County's built and natural environments. In addition to defining Taney County's vision of its future, the Master Plan provides strategies and actions to achieve the desired vision for the future. The goals, policies and implementation strategies of the Master Plan are intended to provide elected and appointed officials with a framework for making decisions on land use, public infrastructure and services, natural resources, and economic development. The Plan also benefits the private sector by providing information

on County goals and priorities that may influence private investment decisions. The Taney County Master Plan is a guide to action for managing change and achieving the quality of life desired by the people of Taney County.

❖ **Revision of the Taney County Development Guidance Code**

The Taney County Commission has tasked the Planning Department staff with making a complete revision of the Taney County Development Guidance Code. At this time the staff is writing a draft set of regulations, utilizing regulations from number of other Missouri Counties.

The Taney County Development Guidance Code was adopted on November 13, 1984 by order of the Taney County Commission pursuant to the authority granted by the Legislature of the State of Missouri in Sections 64.800 through 64.895 of the Revised Statutes of Missouri. The Taney County Development Guidance Code created two districts, Western Taney County and Eastern Taney County. These Codes were designed to manage the growth and development of Taney County by segregating incompatible land uses with use permits and performance standards based on absolute and relative policies.

The Taney County Planning Staff is proposing a complete revision of the Taney County Development Guidance Code which would separate the Development Guidance Code into Zoning Regulations and ZoningMap,Subdivision Regulations and the Sediment & Erosion Control Regulations. I have listed the proposed zoning districts below:

AGRICULTURE DISTRICTS

- A-1 Agricultural District
- A-R Agricultural Residential District

RESIDENTIAL DISTRICTS

- R-1 Single-Family Residential District
- R-2 One and Two-Family Residential District
- R-3 Multi-Family Residential District
- MH-1 Manufactured Home (Mobile Home) Park or Subdivision District

OFFICE DISTRICT

- O Office District

PLANNED UNIT DEVELOPMENT

- PUD Planned Unit Development

COMMERCIAL DISTRICTS

- C-1 Neighborhood Commercial District
- C-2 General Commercial District

MANUFACTURING DISTRICTS

- M-1 Light Manufacturing or Industrial District
- M-2 General Manufacturing orIndustrial District

The County Counselor feels that a transition to a more traditional Euclidian form of zoning may be accomplished as an amendment of the regulations and districts of the Taney County Development Guidance Code. Per the provisions of RSMo 64.875, "The regulations imposed and the districts created under authority of sections 64.845 to 64.880 may be amended from time to time by the county commission by order after the order establishing the same has gone into effect but no amendments shall be made by the county commission except after recommendation of the county planning commission." The Missouri Revised Statutes would only require advertised public hearings before both the Planning Commission and the County Commission if this transition is viewed as an amendment of the Development Guidance Code. However the staff is proposing that a series of public meetings be held within each of the eight townships of the county in order to gain additional public input from throughout Taney County.

APPENDIX A

TANEY COUNTY PLANNING COMMISSION DIVISION III PERMIT APPLICATIONS 2013

Permit #	Date	Name	Map #	Spec.	Action
13/1	Jan-13	John Padgett	8-5-21-3-3-3	Landscape Products	approved
13/2	Jan-13	Stateline Gun Range	21-1-2-0-0-2.1	Outdoor Gun Range	denied
13/3	Jan-13	HIS House Bed and Breakfast	8-8-28-0-0-86.2	Bed and Breakfast	withdrawn
13/4	13-Mar	Sycamore Family Ranch	8-5-15-0-0-34-1	Agri-tourism business	withdrawn
13/5	13-May	Branson Canyon	18-7-36-0-0-21-0	nightly rental	denied boa approved
13/6	13-May	bad #			
13/7	13-May	Apex Practical Firearms	8-3-6-0-0-3.2	gun manufacturing	approved
13/8	13-May	Sycamore Creek Family Ranch	8-2-3-0-0-3.0	Agri-tourism Business	withdrawn
13/9	13-May	Kenny Bear Event Center	8-1-11-1-32-41.1	Event Center	approved
13/10	17-Jun	Gee Jay Ranch Arena/Campground	14-5-22-0-0-2.0	Equine Oriented Camping	approved
13/11	17-Jun	Veterans Victory Village	8-5-22-0-0-3.0	Housing Project	approved
13/12	15-Jul	Verizon	20-4-20-1-1-15.0	Tower	approved
13/13	15-Jul	In his precious sight daycare	9-3-5-0-0-5.2	daycare	approved
13/13A	19-Aug	WTCFPD	5-20-9-0-0-5.2	duplex	approved
13/14	19-Aug	Jack&Sally's gunworks	9-5-21-3-3-6.0	gun sales & service	approved
13/15	19-Aug	Country Ridge Business Park	8-8-34-0-0-37.0	office complex	approved
13/16	13-Sep	Areawide Motors	8-9-30-0-0-68.5	used car sales	approved
13/17	13-Sep	Tate Road Nightly Rental	19-6-23-2-1-1.0	nightly rental	withdrawn
13/18	13-Sep	Layton Auto Service	8-5-21-0-02-6.0	auto repair	approved
13/19	13-Sep	Cardwell Auto Sales	9-5-21-0-0-73.0	used car sales	approved
13/20	21-Oct	Table Rock Traders	8-6-24-0-0-32.0	gun smith and sales	approved
13/21	21-Oct	Esther's House of Redemption	8-8-0-28-0-0-93	home for women	denied
13/22	21-Oct	SBA Structures, Inc. Branson 2	18-2.0-10-004-001-036.000	wireless tower	approved
13/23	18-Nov	Star Furniture Liquidators	8-1-2-4-1-1.1	Furniture Store	approved
13/24	18-Nov	Bee Creek Office/Storage	8-5-21-0-2-1-0	Storage Units	Division II
13/25	16-Dec	Lone Pine Project	18-2-10-4-1-14.0	Nightly Rental	Denied
13/26	16-Dec	Lost Canyon Cave	20-3-7-0-0-19 20-3-7-3-1-17	Commercial Cave business	approved

APPENDIX B

DIVISION II PERMITS FOR THE YEAR 2013

52 Total

21-Jan-14

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
MW Towers LLC	297 Dale Dr	Ozarks Paradise Village	45		cell tower	12-22II	11/26/2012	19-1.0-11-004-003-007.000
Majestic at Table Rock	200 Majestic				condominium bldg	12-23II	12/20/2012	18-2.0-10-003-001-008.001
Ken Bowling Realty & Construct	151 Rocking Chair Loop	Trophy Run			duplex	13-01II	1/11/2013	18-6.0-23-000-000-070.000
Kanakuk Kamps	1355 Lake Shore Dr				activity/lodges	13-02II	1/25/2013	08-8.0-28-000-000-049.000
Kanakuk Kamps	1355 Lake Shore Dr				activity and lodges	13-03II	1/25/2013	08-8.0-28-000-000-049.000
Kanakuk Kamps	1355 Lake Shore Dr				activity and lodge	13-04II	1/25/2013	08-8.0-28-000-000-049.000
Kanakuk Kamps	1355 Lake Shore Dr				activity and lodges	13-05II	1/25/2013	08-8.0-28-000-000-049.000
Kanakuk Kamps	1355 Lake Shore Dr				activity/lodges	13-06II	1/25/2013	08-8.0-28-000-000-049.000
Three Johns Co	150 Top of the Rock				cabin	13-07II	1/25/2013	20-3.0-06-000-000-025.000
Kanakuk Ministries	1355 Lake Shore Dr				bathroom	13-08II	1/30/2013	08-8.0-28-000-000-049.000
Matt Capen	163 Adair Rd					13-09II	2/1/2013	08-3.0-08-000-000-001.000
Rebecca Tate	1320 Keithley Rd				addition	13-10II	2/8/2013	05-3.0-06-000-000-012.002
Fairview Church	2788 N State Hwy 125					13-11II	2/25/2013	12-9.0-32-000-000-004.000
Copper Run Distillery	1901 Day Rd				deck	13-012II	3/27/2013	05-3.0-07-000-000-005.004

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Kanakuk Kamps	1355 Lake Shore Dr				cabins	13-013II	3/28/2013	08-8.0-28-000-000-049.000
Kanakuk Kamps	1355 Lake Shore Dr				cabin	13-014II	3/28/2013	08-8.0-28-000-000-049.000
Jason Finley	175 Provence	The Provence			SFH	13-016II	4/17/2013	19-2.0-10-002-001-005.000
Jason Finley	185 Provence	The Provence			SFH	13-017II	4/17/2013	19-2.0-10-002-001-005.000
Jim Cox	127 Taney St	Mt Branson	76 - 81		restaurant	13-18II	3/25/2013	08-8.0-33-004-007-003.000
Larry Snyder & Co	250 Lakewood Dr	Paradise Point	1		condominium	13-15II	4/12/2013	19-1.0-02-003-001-004.000
SBA Structures Inc	1382 N State Fhwy 265				cell tower/equipment shelter	13-51II	10/25/2013	18-2.0-10-004-001-036.000
Ken Bowling Realty Constructio	114 Riffle Ln	Trophy Run	4		SFH condo style of ownership	13-52II	11/1/2013	18-6.0-23-000-000-007.000
Tablerock Lake, LLC Nightly Re	355 Heavy Timber	Oakmont Hill Phase II	20		SFH	13-54II	12/5/2013	20-4.0-18-002-001-001.037
Wayne Epsom	9105 Historic Hwy 165				manufacturing facility	13-55II	12/17/2013	17-4.0-19-002-001-005.000
Mr Gilbertis Place	1451 Acacia Club Rd				enclosed outdoor patio	13-46II	9/6/2013	18-6.0-13-001-001-030.000
Mountain Country Propane	6795 E State Hwy 76				pole barn and shed	13-47II	9/13/2013	09-4.0-20-000-000-008.000
Daundra Rodgers	1280 E State Hwy 76				office/industrial	13-48II	10/1/2013	08-8.0-34-000-000-037.000
Western Taney Co Fire District	142 Briggs Rd				duplex	13-49II	10/2/2013	05-2.0-09-000-000-005.002
Sporting Land LLC	4030 St Hwy 248				Storage unit bldg	13-50II	10/16/2013	08-4.0-18-000-000-005.006

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Branson Eco Views LLC	Eastlake	mt Branson			platform	13-19II	5/7/2013	08-8.0-33-004-005-014.000
Bear Creek Bed & Breakfast	1320 Keithley Rd				cabins	13-20II	6/14/2013	05-3.0-06-000-000-012.002
Canyon Homes LLC	195 Foggy Bay Ln	Branson Canyon	6		SFH	13-22II	6/18/2013	18-7.0-36-000-000-021.000
Canyon Homes LLC	225 Foggy Bay Ln	Branson Canyon	7		SFH	13-23II	6/18/2013	18-7.0-36-000-000-021.000
Canyon Homes LLC	241 Foggy Bay Ln	Branson Canyon	8		SFH	13-24II	6/18/2013	18-7.0-36-000-000-021.000
Canyon Homes LLC	261 Foggy Bay Ln	Branson Canyon	9		SFH	13-25II	6/18/2013	18-7.0-36-000-000-021.000
Canyon Homes LLC	281 Foggy Bay Ln	Branson Canyon	10		SFH	13-26II	6/18/2013	18-7.0-36-000-000-021.000
Canyon Homes LLC	301 Foggy Bay Ln	Branson Canyon	11		SFH	13-27II	6/18/2013	18-7.0-36-000-000-021.000
Canyon Homes LLC	301 Deep Forest	Branson Canyon	52		SFH	13-28II	6/18/2013	18-7.0-36-000-000-021.000
Canyon Homes LLC	311 Deep Forest	Branson Canyon	53		SFH	13-29II	6/18/2013	18-7.0-36-000-000-021.000
Canyon Homes LLC	321 Deep Forest	Branson Canyon	54		SFH	13-30II	6/18/2013	18-7.0-36-000-000-021.000
Canyon Homes LLC	320 Deep Forest	Branson Canyon	55		SFH	13-31II	6/18/2013	18-7.0-36-000-000-021.000
Canyon Homes LLC	310 Deep Forest	Branson Canyon	56		SFH	13-32II	6/18/2013	18-7.0-36-000-000-021.000
Canyon Homes LLC	300 Deep Forest	Branson Canyon	57		SFH	13-33II	6/18/2013	18-7.0-36-000-000-021.000
Canyon Homes LLC	290 Deep Forest	Branson Canyon	58		SFH	13-34II	6/18/2013	18-7.0-36-000-000-021.000

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Canyon Homes LLC	240 Dep Forest	Branson Canyon	60		SFH	13-35II	6/18/2013	18-7.0-36-000-000-021.000
Canyon Homes LLC	220 Deep Forest	Branson Canyon	61A		SFH	13-36II	6/18/2013	18-7.0-36-000-000-021.000
Canyon Homes LLC	210 Deep Forest	Branson Canyon	61B		SFH	13-37II	6/18/2013	18-7.0-36-000-000-021.000
Canyon Homes LLC	190 Deep Forest	Branson Canyon	62A		SFH	13-38II	6/18/2013	18-7.0-36-000-000-021.000
Tablerock Lake LLC	151 Bradford Way	Oakmont Hills Phase II	6		SFH	13-39II	7/8/2013	20-4.0-18-002-001-001.046
Tablerock Lake LLC	175 Bradford Way	Oakmont Hills Phase II	5		SFH	13-40II	7/8/2013	20-4.0-18-002-001-001.047
Tablerock Lake LLC	201 Bradford Way	Oakmont Hills Phase II	4		SFH	13-41II	7/8/2013	20-4.0-18-002-001-001.048
Tablerock Lake LLC	352 Heavy Timber Dr	Oakmont Hills Phase II	9		SFH	13-42II	7/8/2013	20-4.0-18-002-001-001.039
Tablerock Lake LLC	225 Bradford Way	Oakmont Hills Phase II	3		SFH	13-43II	7/8/2013	20-4.0-18-002-001-001.049
Kanakuk Ministries	1345 Lake Shore Dr				dining hall	13-44II	7/10/2013	08-8.0-28-000-000-049.000

APPENDIX C

DIVISION I PERMITS FOR THE YEAR 2013

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APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Sandra Engle	305 Mill Hollow Rd		6, 7		Cabin & Shed	12-0721	6/1/2013	04-7.0-25-000-001-022.000
Tim Hart	8183 N State Hwy 125				SFH/Garage	13-0011	1/4/2013	12-3.0-07-000-000-010.000
Chet Dixon	200 Mica Rd				SFH	13-0021	1/10/2013	09-8.0-33-000-000-012.000
John Rulon	204 Breckenridge	Vista Park	22		Garage addition	13-01	1/16/2013	07-6.0-13-000-000-023.000
Robert Melton	1981 State Hwy VV	Powersite	22 thru 26		MH	13-0041	1/16/2013	09-3.0-08-004-015-002.001
Richard Davis	191 Eastlake	Mt Branson	107 108		Carport	13-0051	1/17/2013	08-8.0-33-004-005-009.000
Thomas Dettmann	1707 Clarkson				shed	13-0061	1/29/2013	24-1.0-12-000-000-021.000
Dan Langenberg	210 Gunnison	Mincy Valley	6		Garage	13-0071	1/23/2013	16-5.0-16-000-000-002.012
Terry Clevenger	205 Bristol Rd				MH	13-0081	1/27/2013	06-7.0-35-000-000-028.001
Ozark Mountain Homes	114 Everett Mill Rd	Mill Creek	41		SFH	13-0091	2/4/2013	08-2.0-09-000-000-013.048
Elwood Litzkow	676 Brightwell Rd				room addition	13-0101	2/13/2013	24-1.0-11-000-000-011.000
L Days LLC	199 Hummingbird Hills Ln				SFH	13-0111	2/13/2013	18-2.0-03-000-000-018.011
Dougs Pool & Spa	1041 Skyview	Skyline	26		Pool	13-0121	2/25/2013	18-5.0-15-001-002-009.000
Donald Carr	192 State Hwy 176	Lookout Acres	26, 27		Shed	13-0131	3/4/2013	04-4.0-20-003-001-003.000
Joe Sutter	125 Beaver Pass	Big Bear	240		Covered Pavillion	13-0151	3/4/2013	19-1.0-01-002-004-005.000

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Richard Miozza	199 Monarch Ln	Taneycomo Highlands	177, 178 179		MH & Shed	13-019I	3/5/2013	08-5.0-22-003-018-006.000
Turner Residential Properties	1405 Emory Creek Blvd	Emory Creek	96		SFH	13-016I	3/4/2013	06-7.0-25-000-000-019.045
Turner Residential Properties	1391 Emory Creek Blvd	Emory Creek	97		SFH	13-017I	3/4/2013	06-7.0-25-000-000-019.044
Dwanette Moore	605 & 609 Statton Rd				MH	13-020I	3/6/2013	05-7.0-26-000-000-002.000
Mike Baade	150 Panish Rd	Shephard of the Hills Est			SFH	13-022I	3/6/2013	04-8.0-33-002-003-020.005
Judy Beierschmitt	355 Willard Dr	Oakmont	2		Shed	13-021I	3/6/2013	19-1.0-11-004-006-002.000
Emmett Garrick	155 Swan Dr	Valley View Village	2-107		carport	13-023I	3/7/2013	09-2.0-04-000-000-092.000
Lifestyle Contractors LLC	1425 Emory Creek Blvd	emory Creek	95 Phase I		SFH	13-018I	3/5/2013	06-7.0-25-000-000-019.046
Don Hopkins	351 Honey Ln	Venice on the Lake	12		Storage Shed	13-024I	3/11/2013	08-1.0-01-004-011-012.000
Fred Sprecher	138 Rainbow Dr	Table Rock Ac	64		Storage Shed	13-025I	3/13/2013	18-1.0-11-003-001-074.000
SMBZ Construction LLC	481 Oak Brook Est Ln	Oakbrook	5		SFH	13-014I	3/4/2013	05-5.0-21-000-000-003.000
Georgia Toops	243 Rainbow Dr	Table Rock Acres	92		MH	13-026I	3/15/2013	18-1.0-11-003-001-082.000
Georgia Toops	233 Rainbow Dr	Table Rock Acres	93		MH	13-027I	3/15/2013	18-1.0-11-003-001-082.000
Winfield Scott	Porter Rd				Concrete Pad	13-028I	3/21/2013	09-2.0-03-000-000-030.000
Stillwater Construction	120 Rabbit Rd	Big Bear	162		SFH	13-029	3/26/2013	19-1.0-01-002-012-003.000
Joy Patterson	4546 Fairview church				Shed	13-034I	4/3/2013	11-7.0-36-000-000-001.001

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Larry Hurley	649 Ranchview	Oakmont	9		Garage	13-031I	4/2/2013	19-1.0-12-004-015-025.000
Brian Ridinger	475 Fruit Farm				Workshop	13-033I	4/3/2013	20-3.0-05-000-000-058.001
Charles Johnson	1324 US Hwy 65				MH	13-041I	4/22/2013	05-3.0-08-000-000-004.000
billy Cummings	2403 State Hwy W				SFH	13-047I	4/23/2013	01-1.1-02-000-000-018.000
Rhonda Hall	285 Buttercup	Table Rock Acres	69		Storage Shed	13-049I	4/24/2013	18-6.0-14-002-001-057.000
Table Rock Lake LLC	300 Heavy Timber Dr	Oakmont Phase II	7		Pool	13-054I	4/25/2013	20-4.0-18-002-001-001.045
Darrel Schutt	451 State Hwy AA				Storage Shed	13-050I	4/25/2013	03-5.0-22-000-000-007.006
Kenneth Portz	3971 State Hwy 176				Special Event	13-032I	3/26/2013	08-1.0-11-001-032-041.001
Mastercraft Custom Homes	521 Crescent Dr		142		SFH	13-053I	4/25/2013	18-7.0-36-003-001-050.000
Venice on the Lake Inc	316 Paw Paw Ln	Venice on the Lake, Cheyenne H	18 & 19		MH	13-051I	4/22/2013	04-4.0-19-001-017-006.000
Venice on the Lake Inc	333 Paw Paw	Venice on the Lake, Cheyenne H	3 & 4		MH	13-052I	4/22/2013	04-4.0-19-001-018-045.000
Terry Shipman	1238 Shipman Rd				16 x 20 Log Cabin	13-055I	4/26/2013	03-2.1-04-000-000-002.000
Table Rock Lake Development LL	225 Bradford Way	Oakmont	3		SFH	13-046I	4/22/2013	20-4.0-18-002-001-001.049
Table Rock Lake Development LL	201 Bradford Way	Oakmont	4		SFH	13-045I	4/22/2013	20-4.0-18-002-001-001.048
Table Rock Lake Development	175 Bradford Way	Oakmont	5		SFH	13-044I	4/22/2013	20-4.0-18-002-001-001.047
Table Rock Lake Development	151 Bradford Way	Oakmont	6		SFH	13-043I	4/22/2013	20-4.0-18-002-001-001.046

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Table Rock Lake Development	352 Heavy Timber Dr	Oakmont	9		SFH	13-042I	4/22/2013	20-4.0-18-002-001-001.039
Rhonda Hall	327 Buttercup	Table Rock Acres	66		MH	13-048I	4/26/2013	18-6.0-14-002-001-054.000
Richard Brown	9680 E State Hwy 76	Cedar Crest	11, 12		addition to SFH	13-057I	5/1/2013	09-2.0-09-000-001-013.000
SMBZ LLC	143 Everett Mill Rd	Mill Creek	27		SFH	13-040I	4/18/2013	08-2.0-09-000-000-013.052
Richard Doyle	245 Auburn Rd	Hillcrest	1a		MH	13-059I	5/3/2013	17-2.0-03-000-000-022.001
Alma Jennings	1511 State Hwy U				MH	13-148I	10/24/2013	13-8.0-33-000-000-004.000
Stillwater Construction	145 Waterfall St	Big Bear	103		SFH	13-155I	10/29/2013	19-1.0-01-002-022-004.000
Streamline Builders	226 North View	Emory Creek Ranch	159		SFH	13-150I	10/24/2013	06-7.0-25-000-000-019.081
Ray Strong Construction LLC	378 Cathy St	Long Beach			SFH	13-154I	10/29/2013	04-4.0-20-003-016-002.000
SMBZ Construction LLC	199 Everett Mill Rd	Mill Cfreek	31		SFH	13-134I	10/3/2013	08-2.0-09-000-000-013.056
SMBZ Construction LLC	171 Everett Mill	Mill Cfreek	29		SFH	13-133I	10/3/2013	08-2.0-09-000-000-013.054
Bob Stevenson	181 Deer Dr	Ozarks Paradise Village	18		Garage	13-159I	11/8/2013	09-1.0-11-004-011-013.000
Russel Stewart	158 Waterfall	Big Bear	106		Carport	13-160I	11/13/2013	19-1.0-01-002-023-030.000
Nick Byma	2657 Sunset Inn Rd					13-4A	7/23/2013	08-5.0-22-000-000-003.000
Rick Schmidt	287 Green Acres Dr	Green Acres	12		Well House & Carport	13-163I	11/15/2013	08-3.0-05-000-000-008.000
Mark Hinderman	168 Jacks Hollow	Whitetail Crossing	53		SFH	13-164I	11/19/2013	05-4.0-19-000-000-060.000

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Don Hopkins	351 Honey Ln	Venice on the Lake	13		addition to MH	13-165I	11/19/2013	08-1.0-01-004-011-013.000
William Hinrichs	169 Waterscape Rd	Waterscape	3		Storage Shed	13-158I	11/19/2013	19-2.0-10-004-001-024.000
Deer Creek Holding Co LLC	151 Spencer Dr	Deer Creek Est	1		SFH	13-166I	11/21/2013	08-5.0-16-000-000-065.000
Deer Creek Holding Co LLC	240 Spencer Dr	Deer Creek Est	62		SFH	13-167I	11/21/2013	08-5.0-16-000-000-088.000
Deer Creek Holding Co LLC	171 Spencer Dr	Deer Creek Est	3		SFH	13-168I	11/21/2013	08-5.0-16-000-000-067.000
Billy Tsai	342 Amherst Rd	Longview	1		SFH	13-162I	11/14/2013	17-2.0-04-001-013-011.000
Four Seasons Sunrooms	125 Haley Way	Riverside Acres	1		sunroom	13-172I	12/3/2013	18-6.0-24-002-002-003.007
Joseph Bogard	966 State Hwy OO				SFH and Shop	13-171I	12/3/2013	23-3.0-06-000-000-002.001
Sharon Aldredge	166 Spicewood Dr	Arcadia Landing	3,4,5,1 6,17		3 Storage Bldg	13-173I	12/3/2013	18-7.0-35-004-026-003.000
Sharon Aldredge	166 Spicewood Dr	Arcadia Landing	3,4,5,1 6,17		3 storage bldg	13-09BOA	10/21/2013	18-7.0-35-004-026-003.000
Dean Donat	2383 Yandell Cove Rd				SFH	13-174I	12/16/2013	09-8.0-34-000-000-004.000
Erick Walker	8253 US Hwy 160				Carport	13-07BOAV	9/13/2013	05-8.0-34-000-000-055.000
Petra Homes LLC	536 Peaceful Dr	Cedar Meadows	66		SFH	13-139I	10/2/2013	09-3.0-07-000-000-016.066
Craig Husdon LLC	301 North Ridge Pl	Emory Creek	120a		SFH	13-175I	12/17/2013	06-7.0-25-000-000-019.008
Robert Doerr	163 Cox Rd				Garage	13-176I	12/31/2013	09-8.0-34-003-007-001.000
Branson Canyon LLC	Canyon Crossing	Branson Canyon			nightly rental SFH	13-03BOAA	7/23/2013	18-7.0-36-000-000-021.000

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Kathryn Jenkins	400 Mission Ln				Storage Bldg	13-115I	8/29/2013	09-7.0-35-000-000-016.000
Cody Lawson	200 Dunn Rd				SFH	13-116I	8/29/2013	05-8.0-27-000-000-015.004
Stillwater Construction	154 Beaver Pass	Big Bear	265		SFH	13-119I	9/3/2013	19-1.0-01-002-003-013.000
Dale Christensen	1205 Lake Point Rd	CedarShores Ranch	50a		Carport	13-122I	9/11/2013	09-1.0-01-000-000-071.000
Louis Harris	791 State Hwy Y		18		Deck	13-121I	9/12/2013	09-3.0-05-000-000-047.000
Rick Yokeley	13797 US Hwy 160				Shop bldg	13-06BOAV	7/23/2013	04-4.0-20-001-002-003.000
Builders Management Group LLC	266 Christian Way	The Woolands	15		SFH	13-118I	8/20/2013	08-8.0-34-000-000-048.019
Builders Management Group LLC	221 Christian Way	The Woolands	9		SFH	13-117I	8/20/2013	08-8.0-34-000-000-049.009
Sam Johnson	1326 US Hwy 65				Garage	13-123I	9/13/2013	05-3.0-08-000-000-064.000
Gerald Martin	115 Jellystone	Big Bear	23		Storage Shed	13-125I	9/16/2013	19-1.0-01-002-015-023.000
Michael Lenz	4900 State Hwy 176				Storage Shed	13-124I	9/16/2013	08-1.0-02-004-001-001.001
Troy McFall	419 Lakeshore Dr	Ozark Paradise Village	6, 7		Garage	13-126I	9/16/2013	19-1.0-11-004-004-096.000
Morris Risa	7767 E State Hwy 76	Glen Dale	2		SFH	13-120I	9/9/2013	09-5.0-21-000-000-014.000
Donald Hipkins	351 Honey Ln	Venice On the Lake	13		Storage Bldg	13-128I	9/20/2013	08-1.0-01-004-011-013.000
Western Taney Co Fire Dept	142 Briggs Rd				duplex	13-03BOAV	5/13/2013	05-2.0-09-000-000-005.002
Kenny Murray	206 Cabin Ln	Oak Woods			MH	13-109I	8/13/2013	04-7.0-25-000-005-024.000

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Landmarc Homes	479 Flatrock Dr	Emerald Pointe	72		SFH	13-1301	9/23/2013	18-7.0-36-003-004-005.000
Deborah Epps and Wasson Rodnic	219 Rod Epps Rd				Workshop/Storage Bldg	13-1321	10/2/2013	09-2.0-09-000-001-009.000
Kevin Roberts	750 Yandell Cove Rd				SFH/Garage	13-1271	9/18/2013	09-5.0-22-000-000-030.100
Kenny Davis	120 Collier Rd				MH	13-1291	10/8/2013	10-8.0-28-000-000-008.000
7M Development LLC	163 Thunder Ridge Est Dr	Thunder Ridge	53		SFH	13-1351	10/4/2013	08-5.0-16-000-000-033.023
7M Development LLC	133 Rainfall Cir	Thunder Ridge	40		SFH	13-1361	10/4/2013	08-5.0-16-000-000-033.010
David Davis	120 Reindeer	Big Bear	102		SFH	13-1371	10/8/2013	19-1.0-01-002-022-005.000
Mel Launius	455 Legends Ln	Pinnacle at Branson Creek	9		SFH	13-1311	10/2/2013	17-8.0-27-000-000-021.000
Pixley Anne Carpenter	500 Freeland Rd				addition to SFH	13-1411	10/16/2013	08-6.0-24-000-000-017.000
Stephen Boyd	222 Bass St	Lakeway Village	8, 9		Storage Bldg	13-1421	10/15/2013	04-7.0-36-003-020-005.000
Petra Homes LLC	603 Ventura Dr	Cedar Meadows	41, 42		SFH	13-1381	10/14/2013	08-7.0-25-000-000-002.006
Kathleen Schwyhart	303 Coon Hill Rd				Carport	13-1511	10/28/2013	22-6.0-14-000-000-055.000
Winfield Scott	120 Porter Rd				SFH/Shop	13-1531	10/28/2013	09-2.0-03-000-000-030.000
David Jackson	281 South Woods Way	Emory Creek	43	1	SFH	13-1451	10/29/2013	06-7.0-36-000-000-001.028
Jerome Bauman	173 Butterfly Rd	Big Bear	173		Storage Bldg	13-1521	10/28/2013	19-1.0-01-002-010-001.000
Donna Wakely	176 Woodson Dr				SFH	13-1431	10/22/2013	04-6.0-13-004-001-010.000

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Trenton Edwards	365 N Emory Creek Rd				Cabin	13-146I	10/23/2013	05-9.0-32-000-000-004.000
John moore	1722 Pomme De Terre Rd	Land of Lakes	3		Garage	13-144I	10/22/2013	09-3.0-07-002-003-002.000
Lifestyle Contractors LLC	135 South Woods Way	emory Creek Ranch	46A		SFH	13-140I	10/24/2013	06-7.0-36-000-000-001.025
George Eckley	105 Beaver Pass	Big Bear	237		RV Cover	13-147I	10/23/2013	19-1.0-01-002-004-008.000
Mel Launius	435 Legends Ln	The Pinnacle at Branson Creek	8		SFH	13-161I	11/13/2013	17-8.0-27-000-000-022.000
SMBZ Construction LLC	418 Summerbrooke Ln	Summerbrook	56		SFH	13-156I	11/5/2013	08-2.0-09-000-000-060.057
7 M Holdings	Thunder Ridge Estates Dr	Thunder Ridge	all #s			13-8V	10/16/2013	08-5.0-16-000-000-033.000
Lifestyle Contractors LLC	09 Southwoods Way	Emory Creek	47		SFH	13-030I	3/29/2013	06-7.0-36-000-000-001.024
Michael Montgomery	233 Sidehill	Oakmont	12		Garage	13-035I	4/3/2013	19-1.0-12-004-004-019.000
Jeramie Henson	301 Patterson				SFH	13-036I	4/8/2013	02-9.0-30-000-000-001.000
Five Oaks Farms LLC	1665 Birmingham				Greenhouse	13-038I	4/9/2013	09-1.0-11-000-000-017.000
George Cramer	131 Edwards Dr				Garage	13-037I	4/10/2013	09-4.0-20-000-000-015.000
Phillip Nigg	210 Coranado Dr	Taneycomo Highlands	144		Storage Shed	13-039I	4/16/2013	08-5.0-22-003-013-011.000
Debbie Holden	182 Mulberry Ln	Oakmont	3, 4		SFH	13-056I	4/29/2013	19-6.0-14-001-008-001.003
Anna Amaya - Melendez	155 Painter Rd				MH	13-061I	5/13/2013	08-6.0-24-000-000-019.001
Wayne Yonkie	720 Yandell Cove				SFH	13-062I	5/13/2013	09-5.0-22-000-000-030.000

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Robert Rich	709 Julie Ln	Venice on the Lake			addition to MH	13-0631	5/13/2013	04-4.0-19-001-005-001.001
HTI Enterprises LLC	102 Thunder Ridge Ct	Thunder Ridge	52		SFH	13-0581	5/7/2013	08-5.0-16-000-000-033.022
Janice Wyman	32000 Us Hwy 160				SFH	13-0601	5/13/2013	14-2.0-10-000-000-003.003
Robert Wachob	236 Coronado	Table Rock Acres	150 & 151		addition to SFH	13-0651	5/9/2013	08-5.0-22-003-013-006.000
Lifestyle Contractors LLC	458 Southview Dr	Emory Creek	25		SFH	13-0641	5/14/2013	06-7.0-36-000-000-001.046
Jeffery Shipley	286 Old Barn Rd				MH	13-0671	5/22/2013	01-1.1-01-000-000-009.002
Shawn Collins	1898 State Hwy Y				MH	13-02BOA	3/29/2013	09-3.0-07-001-001-003.000
Michael Reynolds	3950 Casey Rd				SFH	13-0661	5/20/2013	04-5.0-16-000-000-009.000
Earl Lucas	150 Yogi Bear Pass	Yogi Bear	312		Carport	13-0681	5/30/2013	19-1.0-01-002-007-009.000
David Burke	314 Sedgewick	John Jones	6 & 7		Cabin/Garage	13-0701	6/3/2013	09-8.0-34-003-005-024.000
SMBZ Construction	501 Oakbrook Est Ln	Oakbrook Est	6		SFH	13-0711	6/4/2013	05-5.0-21-000-000-003.006
Larry Tate	127 Petunia St	Tates Hills & Hollers	2		MH	13-0721	6/12/2013	20-3.0-05-000-000-002.003
Susan Austin	316 Dora Ln	Big Bear	367		Shed	13-0731	6/12/2013	19-1.0-01-002-015-002.000
Pixley Anne Carpenter	500 Freeland Rd				Barn	13-0741	6/12/2013	08-6.0-24-000-000-017.000
Stillwater Construction	135 Blush Ave	Big Bear	34,36		Garage/Deck	13-0751	6/12/2013	19-1.0-01-002-016-020.000
Masterpiece Design Inc	140 Long Bay Cir	Emerald Pointe	27	phase III	SFH	13-0761	6/18/2013	18-7.0-35-004-001-001.026

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Richard Brown	9680 E State Hwy 76				Addition to SFH	13-04BOA	5/17/2013	09-2.0-09-000-001-013.000
Daniel West	146 Dove Ct	Villas Cross Creek	24		deck	13-078I	6/24/2013	08-7.0-35-003-004-014.000
Richard Jackson	Calvin Dr					13-01BOA	3/20/2013	08-5.0-16-000-000-017.000
Rick Schmidt	287 Green Acres Rd	Green Acres			MH	13-01V	2/19/2013	08-3.0-05-000-000-008.000
Brian Ridinger	465 Fruit Farm Rd				MH	13-079I	6/27/2013	20-3.0-05-000-000-058.001
Craig Hudson LLC	458 North View	Emory Creek Ranch	167		SFH	13-077I	6/24/2013	05-9.0-30-000-000-004.013
Jeremy Collins	925 Brass Lantern				SFH	13-080I	7/2/2013	15-8.0-27-000-000-001.000
Phillip Guy	140 Bertie Day Rd	Cedar Brook Est	16		garage	13-081I	7/2/2013	04-5.0-22-000-000-007.018
Cramer Construction	258 River Point Rd		3		Garage	13-082I	7/3/2013	18-1.0-12-004-001-012.000
Western Taney Co Fire Dept	142 Briggs Rd				Duplex	13-03VBOA	5/13/2013	05-2.0-09-000-000-005.002
James Keeney	280 Cope Ln	Ta Co Mo Bluffs	2		Shed/Workshop	13-085I	7/8/2013	09-3.0-06-000-000-034.003
Ozark Mountain Homes Inc	3146 St Hwy BB				SFH	13-083I	7/8/2013	17-5.0-15-000-000-001.000
Harold Frederick	2699 E State Hwy 76		1		Carport/Storage Shed	13-086I	7/8/2013	17-1.0-02-002-001-018.000
Daniel Langenberg	210 Gunnison				SFH	13-087I	7/9/2013	16-5.0-16-000-000-002.012
Kanakuk Ministries	1345 Lake Shore Dr				Pool & deck	13-088I	7/10/2013	08-8.0-28-000-000-049.000
Steven Harris	332 Blackberry Ln	Pleasant View Farms	1		SFH	13-069I	6/3/2013	20-4.0-18-000-000-014.006

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Debbie Jo White	1373 Lake Shore Dr				Garage	13-089I	7/15/2013	08-8.0-28-000-000-049.007
Rob Canaday	277 Michael Ave	Taneycomo Shores	4		Shed	13-092I	7/15/2013	17-3.0-05-000-000-003.004
Edward Lynch	200 Ozark	Ozarks Paradise Village	8		garage	13-093I	7/16/2013	20-4.0-18-002-004-003.000
Virginia Sloan	655 Mill Hollow Rd	Kimmies			MH	13-094I	7/19/2013	04-7.0-25-000-005-033.001
Patrick Floor	275 Mills Hollow Rd	Mills Hollow	7		Deck	13-097I	7/23/2013	07-6.0-23-000-000-002.007
Mastercraft Custom Homes	441 Flat Rock	Emerald Pointe	68		SFH	13-099I	7/25/2013	18-7.0-36-003-004-009.000
Randall Gilleylen	270 Mills Creek Rd	Mill Creek	1		SFH	13-098I	7/24/2013	08-2.0-09-000-000-013.024
Ozark Mountain Homes Inc	156 Everett Mill Rd	Mill Creek	38	Phase II	SFH	13-090I	7/9/2013	08-2.0-09-000-000-013.045
Turner Residential Properties	371 S South Woods Way	Emory Creek	39		SFH	13-095I	7/18/2013	06-7.0-36-000-000-001.032
Turner Residential Properties	399 S South Woods Way	Emory Creek	38		SFH	13-096I	7/18/2013	06-7.0-36-000-000-001.033
Jesse Abker	180 Kastl Rd				SFH	13-100I	7/25/2013	04-4.0-18-000-000-028.000
Roger Hoenes	217 Bright Elbow Rd				Garage/Living Quarters	13-103I	7/16/2013	23-3.0-08-000-000-001.000
Betty McDowell	190 Jellystone	Big Bear	9		Carport	13-101I	7/26/2013	19-1.0-01-002-016-008.000
Jeff Redmond	145 Boo Boo	Big Bear	300		Addition to SFH	13-102I	7/26/2013	19-1.0-01-002-008-001.000
Richard Griffith	1414 Day Rd				Storage Shed	13-104I	7/30/2013	05-3.0-07-000-000-007.008
Francene Pettyjohn	133 Harvard	Coley			Addition to SFH	13-105I	7/31/2013	09-3.0-07-001-005-001.000

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
SMBZ Construction LLC	155 Everett Mill Rd	Mill Creek	28		SFH	13-1061	8/1/2013	08-2.0-09-000-000-013.053
Lake Taneycomo Woods Developme	1118 Taneycomo				Clubhouse	13-05BOAV	6/17/2013	08-7.0-25-001-003-047.000
Petra Homes	465 Ventura Dr	Cedar Meadows	33		SFH	13-0841	7/8/2013	08-7.0-25-000-000-002.010
Michael McCown	345 Dora Ln	Big Bear	tr1		addition to SFH	13-1071	8/8/2013	19-1.0-01-002-013-034.000
Paul Stepp	2288 Bear Creek Rd				SFH/Storage Bldg	13-1081	8/8/2013	06-6.0-13-000-000-009.000
Mary Moffett	1734 Acacia Club Rd	Riverviewlake	30, 31		garage	13-1111	8/20/2013	18-6.0-13-001-001-015.001
Ramsey Building Company LLC	160 Crescent Cir	Emerald Pointe	230		SFH	13-1131	8/21/2013	18-7.0-36-003-008-005.000
Mastercraft Custom Homes	145 Rabbit Rd	Big Bear	157		SFH	13-1121	8/22/2013	19-1.0-01-002-013-005.000
Rodger Cook	647 Sundown	Venice on the Lake	22, 23		Storage Shed	13-1141	8/27/2013	04-4.0-19-003-004-015.001
Essary Construction	Lakewood	Paradise Point Resort	E		Generator Trailer	13-1101	8/15/2013	19-1.0-02-003-001-004.130

Text24:

APPENDIX D

LAND DISTURBANCE PERMITS FOR 2013

5 TOTAL

21-Jan-14

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Majestic at Table Rock	200 Majestic					12-LG	12/26/2012	18-2.0-10-003-001-008.001
Big Cedar Lodge	Lakeshore Dr					13-03LG	4/26/2013	19-1.0-11-004-010-021.001
Three Johns Corp	Devils Pool Rd	Ozarks Paradise Village				13-01LG	3/11/2013	20-3.0-07-003-002-032.000
Taney Co Regional Sewer Dist	varies see folder					13-02LG	3/8/2013	00-0.0-00-000-000-000.000
Bluegreen Resorts	Graham Clark Rd	Paradise Point Resort				13-04LG	10/17/2013	19-1.0-02-003-001-004.000
Ozark Golf & Hunt Club	Branson Creek Blvd	Branson Creek				13-05LG	11/21/2013	17-8.0-34-000-000-001.000

APPENDIX E



TANEY COUNTY PLANNING COMMISSION

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

ONSITE REPORT FOR 2013 TANEY COUNTY PLANNING

2013 I issued 62 onsite permits for Taney County. 43 of the permits were finished while 19 remain open. The breakdown of the 62 permits is as follows,

Conventional system-	14 finished	3 open
Drip systems-	5 finished	1 open
LPP systems-	1 finished	2 open
Presby sand system-	3 finished	0 open
STEP tank systems-	7 finished	12 open
Tank replacement-	13 finished	1 open

The Planning Department also had 13 onsite complaints that were investigated with 2 NOV's being issued. Also from past NOV's 2 property owners were turned over to the Taney County Prosecutor's office. The Missouri Department of Health and Senior Services paid \$ 3,550.00 to Taney County for permit fees.

SCOTT STARRETT
TANEY COUNTY PLANNING
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APPENDIX F

Taney County Water Quality Laboratory Report for 2013

Potable Drinking water samples(ground water wells):

	Unsatisfactory	Satisfactory	Total for months
January	1	2	3
February	5	6	11
March	–	3	3
April	4	12	16
May	1	6	7
June	2	5	7
July	1	3	4
August	1	4	5
September	–	3	3
October	1	4	5
November	1	1	2
December	2	1	3
<hr/>			
	19	50	69

28% of tests were unsatisfactory

72% of tests were satisfactory



Michael R. Cole

Laboratory Director/ Environmental Services Division

Taney County Water Quality Laboratory Report for 2013

Stream Sampling Testing Completed by month:

Sample Site Counts

January	27
February	27
March	27
April	27
May	26
June	26
July	24
August	25
September	23
October	24
November	24
December	26

306 sites

Fecal Coliform test sites:

January	1
March	1
May	1
June	2
July	1
August	1

(more than one test per site) 7