



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: [www.taneycounty.org](http://www.taneycounty.org)

**AGENDA**  
**TANEY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**MONDAY, APRIL 21, 2008, 7:00 P.M.**  
**ASSOCIATE CIRCUIT COURT, DIVISION II COURTROOM**  
**TANEY COUNTY COURTHOUSE**

Call to Order:

*Establishment of Quorum*

*Explanation of Meeting Procedures*

Review and Action:

*Minutes, March 2008*

Final Votes:

*Soup Shop*

*Ron's Storage and Sales Lot*

*Crossland Storage*

*Bee Creek Multi-Use Complex*

*Verizon Wireless*

*Tri-Lakes Utilities*

*165 Multi-Use Complex*

Concepts:

*Holiday Hills Condo Assoc.*

*Hwy. 248 Business Park*

*B.A. Guns*

*165 Commercial*

*Emerald Pointe*

*Combs-Redfern Apartments*

*Walnut Hill Spirits*

*Verizon Wireless*

Old and New Business:

Adjournment.



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

email: greggs@co.taney.mo.us • website: www.taneycounty.org

08-24

**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: \$100.00, Special Use Applications: \$25.00.

**NAME OF PROJECT:** Holiday Hills Condo Association

**NAME OF APPLICANT:** Holiday Hills Condo Assoc  
(Must be owner of record)

**SIGNATURE:** Denise S Bart **DATE:** 2-29-08  
(Must be owner of record)

**MAILING ADDRESS:** 1440 State Hwy 248 St. Q PMB 409  
Branson 65616

**TELEPHONE NUMBER:** 417-334-8364

**Representative Information**

**NAME OF REPRESENTATIVE:** Denise Bart

**MAILING ADDRESS (rep.):** 1440 State Hwy 248 St Q PMB 409  
Branson 65616

**TELEPHONE NUMBER (rep.):** 417-334-8364

## Property Information

ACCESS TO PROPERTY (street # and name): Rockford Drive

Number of Acres (or sq. ft. of lot size): ~~1.49~~ 1.49

PARCEL #: 17-2.0-03-001-003-003.000

(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: \_\_\_\_\_ TOWNSHIP: \_\_\_\_\_ RANGE: \_\_\_\_\_

NAME OF SUBDIVISION (if applicable): Holiday Hills Condo Assoc.

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 # Taney Co.

### WATER SUPPLY SYSTEM:

- Community Well Public     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: HOA office/Shop

**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.)**

The Holiday Hills Condo Association is in need of an office/shop building. This will provide the association a place for a daily office, yearly annual homeowner meeting and maintenance shop. The Assoc. cares for 244 condos and 27 buildings. The new office will be a 30 x 60 building and consist of one handicap bathroom, meeting room, kitchen and a shop. The shop will be used for our maintenance and lawn equipment, tools and storage. By eliminating our current office/shop rental space and building this new office/shop, this will save the association money and be more effective in our daily operation.



# APPLICATION FOR CONCEPT

## DIVISION III TANEY COUNTY PLANNING COMMISSION

08-26

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NAME OF PROJECT: Hwy 248 BUSINESS PARK

NAME OF APPLICANT: TABLE ROCK INVESTMENTS, LLC  
(must be owner of record)

SIGNATURE:  MANAGER (MARK RUDA)  
DATE: 3/7/08  
(must be owner of record)

MAILING ADDRESS: 245 S. WILLOWOOD DR. BRANSON, Mo. 65616

TELEPHONE NUMBER: 417.348.1055 x 255

NAME OF REPRESENTATIVE: MARK RUDA

MAILING ADDRESS (rep.): SAME

TELEPHONE NUMBER (rep.): SAME

ACCESS TO PROPERTY (street # and name): Hwy 248 + DAWD RD.

3.3 # of Acres (or sq. ft. of lot size):

PARCEL # 08-9.0-30-060-000-052-001

SECTION: 30 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): N/A.

Lot # (if applicable) N/A BLOCK # N/A.

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

COMMERCIAL  MULTI-FAMILY \_\_\_\_\_ RESIDENTIAL

AGRICULTURAL \_\_\_\_\_ MULTI-USE \_\_\_\_\_ MUNICIPALITY \_\_\_\_\_

TYPE OF SEWAGE DISPOSAL SYSTEM: CITY OF BRANSON

CENTRAL  TREATMENT PLANT \_\_\_\_\_ INDIVIDUAL \_\_\_\_\_

PUBLIC WATER SUPPLY SYSTEM: DISTRICT 3

CENTRAL  COMMUNITY WELL \_\_\_\_\_ PRIVATE WELL \_\_\_\_\_

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN?(Circle one)  
YES \_\_\_\_\_ NO

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

RESIDENTIAL \_\_\_\_\_ MULTI-FAMILY \_\_\_\_\_ COMMERCIAL  INDUSTRIAL \_\_\_\_\_

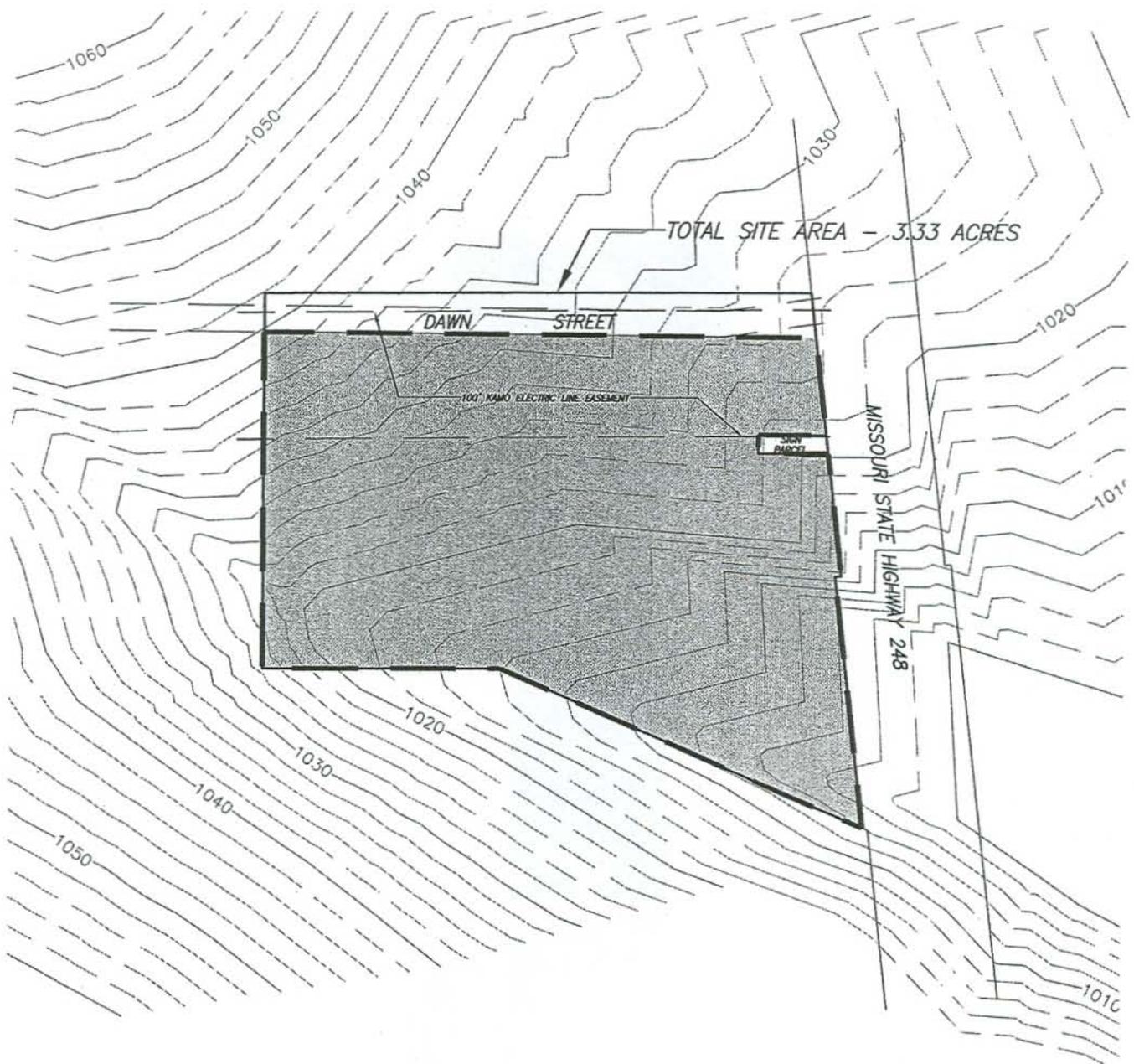
SPECIAL-USE \_\_\_\_\_ OTHER \_\_\_\_\_

**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.)**

DEVELOP THE "BACK" ~1.95 ACRES WITH A METAL  
BUILDING USED AS A MAINTENANCE SHOP. DEVELOP THE  
"FRONT" ~1.5 ACRES WITH A METAL BUILDING USED  
AS RETAIL OFFICE, AND/OR WAREHOUSE. BOTH PARCELS  
WOULD BE ADDED FROM DAWN ROAD OFF HWY 248  
AND WOULD ACCESS PUBLIC SEWER & WATER.

# Proposed Hwy 248 Shop Location





1060

1050

1040

1030

TOTAL SITE AREA - 3.33 ACRES

DAWN STREET

100' KVMO ELECTRIC LINE EASEMENT

JOY PARK

MISSOURI STATE HIGHWAY 248

1020

1010

1020

1030

1040

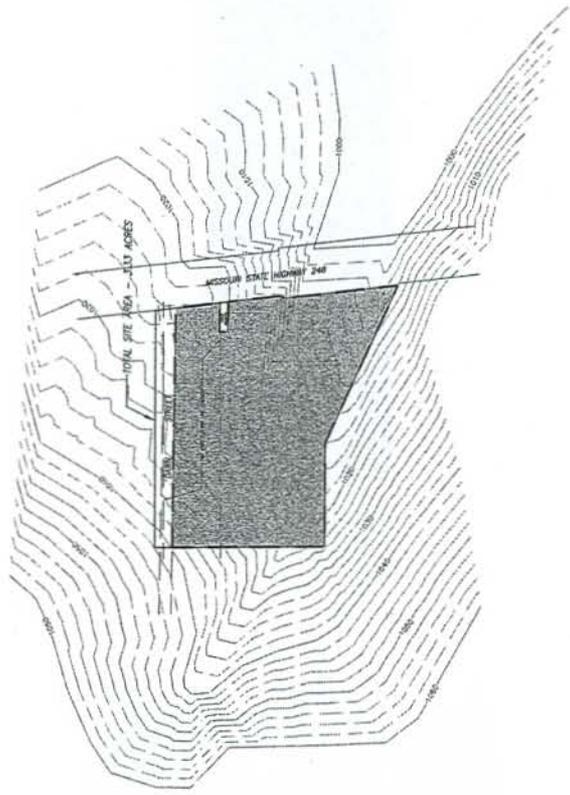
1050

1010

# SEDIMENT CONTROL PLANS

FOR  
**TOM BOYCE EXCAVATING, INC.**  
 TANEY COUNTY, MISSOURI  
 SECTION 30, TOWNSHIP 23 N, RANGE 21 W

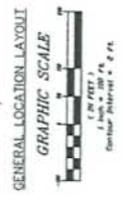
- GENERAL NOTES:**
- THIS PLAN SHOWS THE LOCATION AND DETAILS FOR PRIMARY SEDIMENT CONTROL TO BE CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR ALL OTHER NECESSARY SEDIMENT CONTROL MEASURES. ALL DRAINAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN AND REPLACE CHANNELS AND STRUCTURES AS NECESSARY DURING THE CONSTRUCTION PERIOD.
  - TEMPORARY CONSTRUCTION PERMITS AND SET POINTS SHALL BE INSTALLED PRIOR TO ANY OTHER WORK.
  - SEDIMENT BARRIERS ON THIS PLAN MUST BE INSTALLED WITHIN 10 FEET OF THE SITE AS NOTED AFTER EACH MAJOR, AS WELL AS AT UP HOLE AREAS ARE OBTAINED. MAINTENANCE OCCURS PERIODICALLY.
  - THE CONTRACTOR SHALL CLEAN STREETS BOTH INTERIOR AND ADJACENT TO THE SITE AT THE END OF CONSTRUCTION.
  - THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL MAINTAIN CONSTRUCTION AREAS. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL MAINTAIN CONSTRUCTION AREAS. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL MAINTAIN CONSTRUCTION AREAS.
  - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO THE BEGINNING OF CONSTRUCTION.
  - ALL DISTURBED AREAS AND NEARBY OTHER PERMANENT SETTLEMENTS SHALL BE PROTECTED BY THE CONSTRUCTION OF SEDIMENT CONTROL MEASURES AS SHOWN ON SHEET EC-1. THE CONTRACTOR SHALL MAINTAIN AND REPLACE CHANNELS AND STRUCTURES AS NECESSARY DURING THE CONSTRUCTION PERIOD.



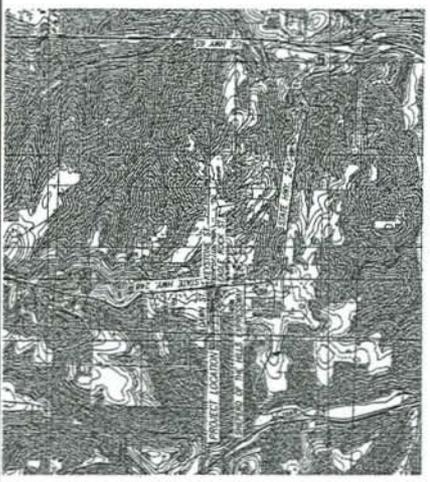
**SHEET INDEX**

TITLE	DESCRIPTION
EC-1	COVER SHEET
EC-2	GENERAL LAYOUT
EC-3	SEDIMENT CONTROL MEASURES
EC-4	SEDIMENT CONTROL DETAILS

AGENCY NAME	PHONE NUMBER
STATE WATER VALUE FLEETING	332-3333



- LEGEND**
- POWER POLE
  - LIGHT STANDING
  - TELEPHONE PEDISTAL
  - UNDERGROUND TELEPHONE
  - UNDERGROUND ELECTRIC
  - OVERHEAD ELECTRIC
  - EXISTING WATER VALVE
  - EXISTING WATER METER
  - EXISTING FIRE HYDRANT
  - EXISTING FIRE HYDRANT MANHOLE
  - EXISTING SEWER LINE
  - EXISTING WATER LINE
  - REACTION BLOCK
  - PROPOSED WATER LINE
  - PROPOSED GATE VALVE
  - PROPOSED FRIE HYDRANT
  - PROPOSED GRAVITY SEWER MAN
  - PROPOSED MANHOLE
  - PROPOSED CLEAN-OUT
  - PROPOSED CONDUIT
  - PROPOSED CONTIGUE



**MESA**  
 CONSULTING ENGINEERS  
 800 STATE HIGHWAY 248 BRANSON  
 BRANSON, MO 65616  
 PHONE: (417)234-8888 FAX: (417)234-0121  
 www.mesaeng.com

**COVER SHEET**  
 SEDIMENT CONTROL PLANS  
 PROPOSED HIGHWAY 248 SHOP LOCATION  
 TANEY COUNTY, MISSOURI  
 Prepared for  
 TOM BOYCE EXCAVATING, INC.  
 (417)-335-2589



NO.	REVISIONS

DESIGN	DATE

SHEET  
 SC-1  
 OF 4 SHEETS  
 V.D. KING





# Hwy 248 Business Park



REC'D 3-28-08

08-27

**APPLICATION FOR CONCEPT  
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NAME OF PROJECT: B. A. GUNS

NAME OF APPLICANT: GENE MEADOWS  
(must be owner of record)

SIGNATURE: *Gene Meadows*  
DATE: 3-27-08  
(must be owner of record)

MAILING ADDRESS: 10923 STATE HWY 176 - WALNUT SHADE, MO  
65771

TELEPHONE NUMBER: 417-443-2523

NAME OF REPRESENTATIVE: RUTH MEADOWS

MAILING ADDRESS (rep.): 10923 STATE HWY 176 <sup>WALNUT</sup> SHADE, MO  
65771

TELEPHONE NUMBER (rep.): 417-343-2717

ACCESS TO PROPERTY (street # and name): STATE HWY 176

1.33 # of Acres (or sq. ft. of lot size):

PARCEL # 05-3.0-05-000-000-014.005

SECTION: 05 TOWNSHIP: 24 RANGE: 21

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

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL       TREATMENT PLANT       SEPTIC INDIVIDUAL

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL       COMMUNITY WELL       PRIVATE WELL

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN? (Circle one)  
YES \_\_\_\_\_ NO

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

RESIDENTIAL       MULTI-FAMILY       COMMERCIAL       INDUSTRIAL

SPECIAL-USE       OTHER

**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.)**

PROPERTY IS NOW BEING USED AS  
MEADOWS OF EDEN RECEPTION & BANQUET  
HALL - WE HAVE CONTRACTED OBLIGATIONS  
TO FULFILL ~~OUR OBLIGATIONS~~  
AND WOULD LIKE TO <sup>GO AHEAD AND</sup> START A  
GUN SHOP WHILE WE ARE FINISHING  
WITH OUR CONTRACTS



# B.A. Guns



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MP 05/2006

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

08-28

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NAME OF PROJECT: 165 COMMERCIAL

NAME OF APPLICANT: DANIEL C. RUDA  
(must be owner of record)

SIGNATURE Daniel C. Ruda  
DATE: 3-27-08  
(must be owner of record)

MAILING ADDRESS: 245 S. WILLOWOOD DR  
BRANSON, MO. 65616

TELEPHONE NUMBER: 335-0584

NAME OF REPRESENTATIVE: Wolfe Surveying Inc.

MAILING ADDRESS (rep.): 800 state Hwy 248 Branson, Mo. 65616  
*Building 4 suite D*

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

ACCESS TO PROPERTY (street # and name): Hwy 165

5 # of Acres (or sq. ft. of lot size):

PARCEL # 18-6.0-14-004-009-002.000

SECTION: 14 TOWNSHIP: 22 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  
\_\_\_\_\_

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL city of Branson TREATMENT PLANT      INDIVIDUAL

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL Tri-states COMMUNITY WELL      PRIVATE WELL

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN?(Circle one)  
YES \_\_\_ NO ✓

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

RESIDENTIAL      MULTI-FAMILY      COMMERCIAL      INDUSTRIAL  
\_\_\_\_\_  
SPECIAL-USE      OTHER

**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.)**

LOT SPLIT on property,  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



08-29

**APPLICATION FOR CONCEPT  
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NAME OF PROJECT: Emerald Pointe

NAME OF APPLICANT: Emerald Pointe, LLC  
(must be owner of record)

SIGNATURE: *Sally A. Suedan*  
DATE: 4/1/08  
(must be owner of record)

MAILING ADDRESS: 118 State Dr., Hollister, MO 65672

TELEPHONE NUMBER: (417) 332-1099

NAME OF REPRESENTATIVE: Bruce D. Menke

MAILING ADDRESS (rep.): 118 State Dr., Hollister, MO 65672

TELEPHONE NUMBER (rep.): (417) 294-0366

ACCESS TO PROPERTY (street # and name): Hill Haven Rd & MSH 265

50 # of Acres (or sq. ft. of lot size):

PARCEL # 18-7.0-36-000-000-011.000 and 18-7.0-36-000-000-013.000

SECTION: 36 TOWNSHIP: 22 RANGE: 22

200 resp.  
to: →

NAME OF SUBDIVISION (if applicable): Emerald Pointe

Lot # (if applicable) \_\_\_\_\_ BLOCK # \_\_\_\_\_

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

COMMERCIAL \_\_\_\_\_ MULTI-FAMILY \_\_\_\_\_ RESIDENTIAL

AGRICULTURAL \_\_\_\_\_ MULTI-USE \_\_\_\_\_ MUNICIPALITY \_\_\_\_\_

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL \_\_\_\_\_ TREATMENT PLANT  INDIVIDUAL \_\_\_\_\_

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL \_\_\_\_\_ COMMUNITY WELL  PRIVATE WELL \_\_\_\_\_

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN?(Circle one)  
YES \_\_\_\_\_ NO

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

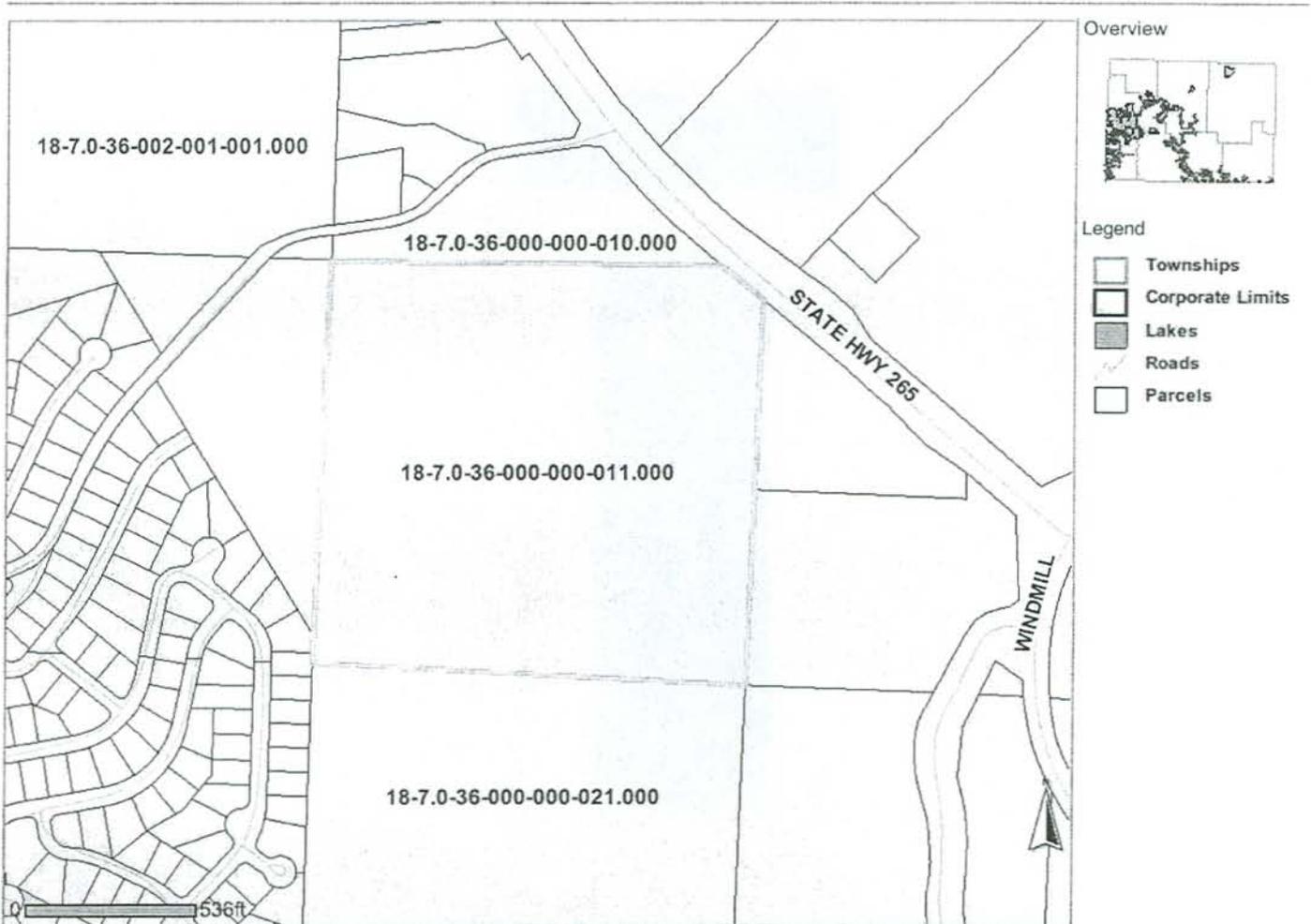
RESIDENTIAL \_\_\_\_\_ MULTI-FAMILY \_\_\_\_\_ COMMERCIAL \_\_\_\_\_ INDUSTRIAL \_\_\_\_\_

SPECIAL-USE \_\_\_\_\_ OTHER \_\_\_\_\_

**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.)**

Request to plat 50+/- acre parcel into 160  
residential lots to become Phase 12 of the  
Emerald Pointe subdivision.

Date Created: 4/1/2008  
Map Scale: 1in=536ft

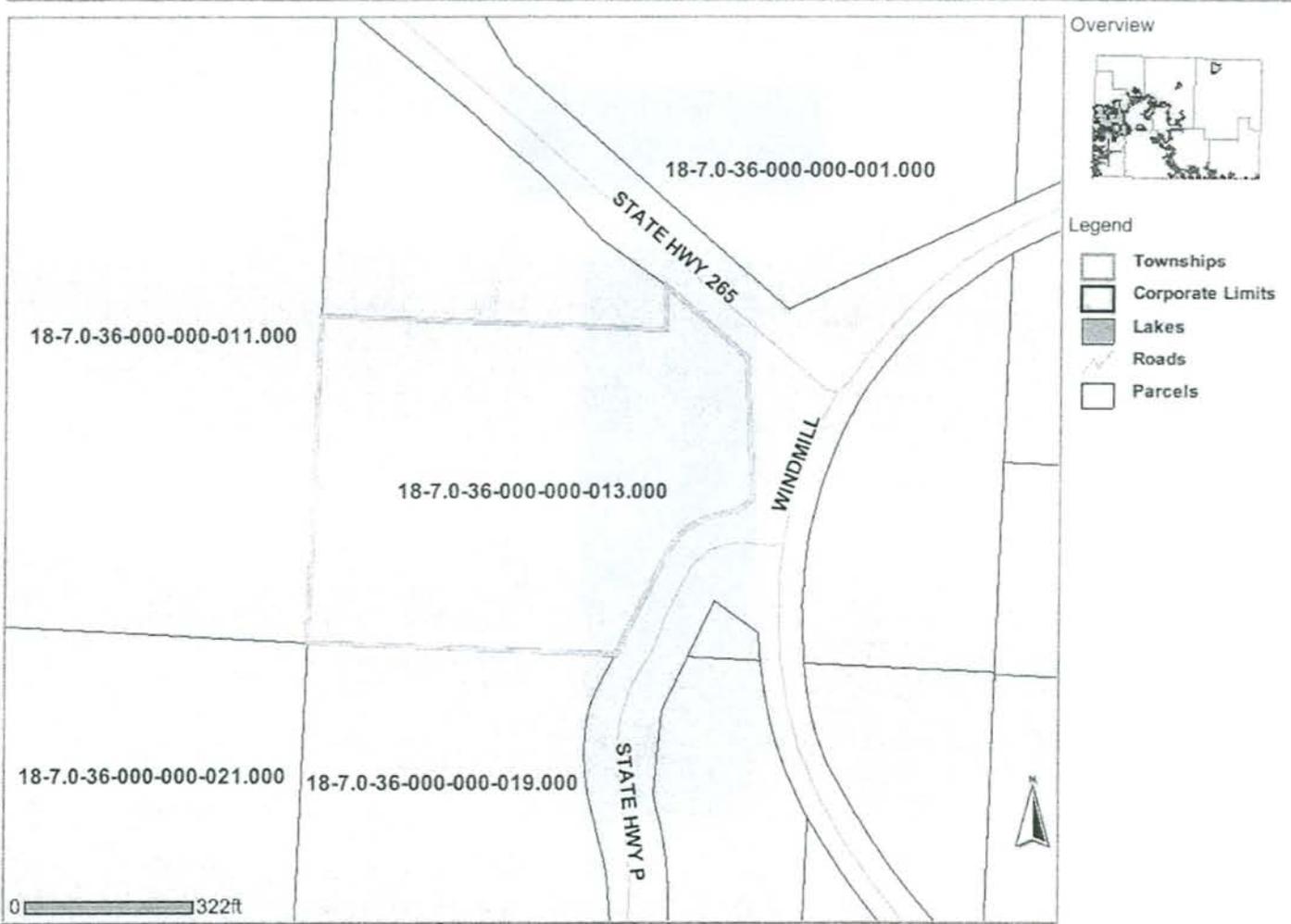


<b>Parcel ID</b>	18-7.0-36-000-000-011.000	<b>Class</b>		<b>Owner Name</b>	EMERALD POINTE LLC
<b>Sec/Twp/Rng</b>	36-22-22	<b>Acreage</b>	40.00	<b>Owner Address</b>	EMERALD POINTE LLC
<b>Property Address</b>					118 STATE DR
					HOLLISTER MO 65672

**District** 5CWX  
**Brief Tax Description** SWNE4  
(Note: Not to be used on legal documents)

Last Data Upload: 4/1/2008 2:02:09 AM

Date Created: 4/1/2008  
Map Scale: 1in=322ft



<b>Parcel ID</b>	18-7.0-36-000-000-013.000	<b>Class</b>		<b>Owner Name</b>	EMERALD POINTE LLC
<b>Sec/Twp/Rng</b>	36-22-22	<b>Acreage</b>	10.35	<b>Owner Address</b>	EMERALD POINTE LLC
<b>Property Address</b>					118 STATE DR HOLLISTER MO 65672

**District** 5CWX  
**Brief Tax Description** PT SENE4  
 (Note: Not to be used on legal documents)

Last Data Upload: 4/1/2008 2:02:09 AM

Parcel

**Parcel ID** 18-7.0-36-000-000-013.000  
**Property Address**  
**Tax Code** 5CWX  
**Brief Tax Description** PT SENE4  
(Note: Not to be used on legal documents)  
**School District** Hollister  
**Fire District** Western  
**City** N/A  
**Deed Book/Page/Date** 445-5184 (07/22/04)



[Click to Enlarge](#)

Owner

EMERALD POINTE LLC  
 118 STATE DR  
 HOLLISTER, MO 65672

Land

**Lot Dimensions**  
**Lot Area** 10.35 Acres

Improvements

Number	Description	Year Built	Base Area	Adjusted Area
4-5		1994	8	8

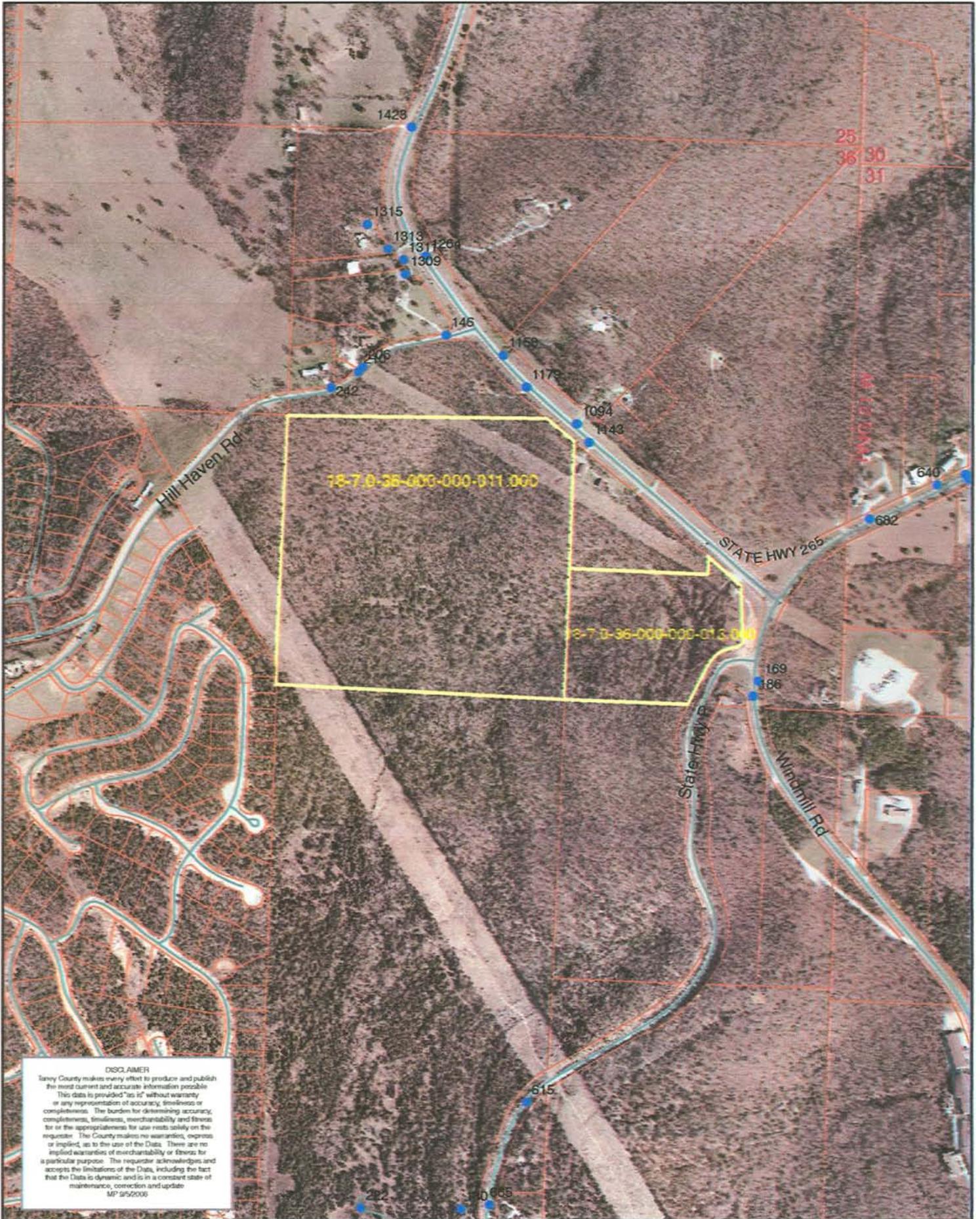
Valuation

	Improvements	Land	Total	Assessed Total
<b>Residential</b>	\$6,222	\$12,500	\$18,722	\$3,560
<b>Agricultural</b>	\$0	\$401	\$401	\$50
<b>Commercial</b>	\$0	\$0	\$0	\$0
<b>Total</b>				<b>\$3,610</b>

Photos



# Emerald Pointe



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MP 9/5/2006



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email: gregs@co.taney.mo.us • website: www.taneycounty.org

08-30

**APPLICATION FOR CONCEPT  
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NAME OF PROJECT: Combs-Redfern Apartments

NAME OF APPLICANT: Taney County Board for the Developmentally Disabled

*(Must be owner of record)*

SIGNATURE:  DATE: 3/21/08

*(Must be owner of record)*

MAILING ADDRESS: P.O. Box 1701 Hollister, MO 66773

TELEPHONE NUMBER: 417-335-4135

**Representative Information**

NAME OF REPRESENTATIVE: Max Lytle, Executive Director

MAILING ADDRESS (rep.): P.O. Box 1701 Hollister, MO 65673

TELEPHONE NUMBER (rep.): 417-335-4135

## Property Information

**ACCESS TO PROPERTY (street # and name):** Private roadway to be  
constructed through Board property (Tantone property) from  
East St. Hwy 76

**Number of Acres (or sq. ft. of lot size):** 1.68 acres

**PARCEL #:** Tax exempt property owned by the Taney County Board  
for the Developmentally Disabled  
(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:** 34 **TOWNSHIP:** 23 North **RANGE:** 21 West

**NAME OF SUBDIVISION (if applicable):** Independence Hill

**Lot # (if applicable)** N/A **BLOCK #** N/A

### 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 # Taney County Regional Sewer  
District

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # 2

**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.)***

Project is a 15 unit apartment building for adults with developmental disabilities.

Project will be financed by the U.S. Department of Housing and Urban Development

And will be built to HUD standards. Project will provide assisted living services to residents.

Project will be approximately 14,500 sf and will sit on a 1.5 acre site in Independence Hill Subdivision. Site is located north of the Tantone Industries Sheltered Workshop building and east of the water tower. Access to the site will be from East St. Hwy 76.

There will be no direct access to the site from the Spring Meadows Subdivision. Project will include a fenced-in resident activities area, lighted parking area for staff and family member's automobiles and a privacy fence separating the project from the Spring Meadows Subdivision.

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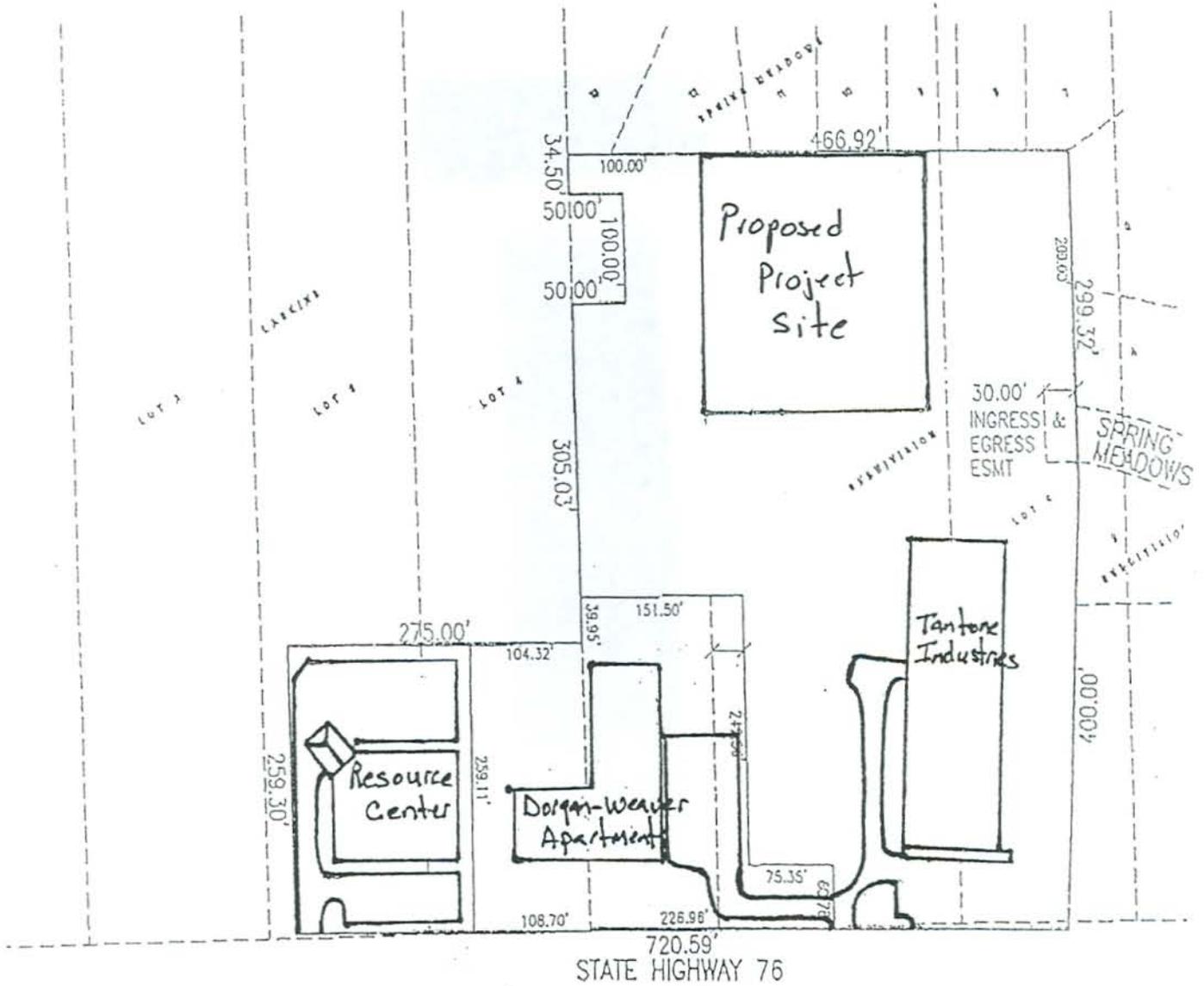
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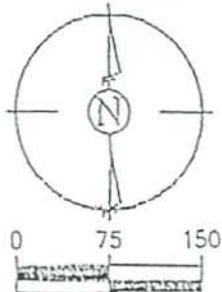
# EXHIBIT DRAWING

THIS IS NOT A BOUNDARY SURVEY. THIS DOES NOT MEET THE MINIMUM REQUIREMENTS FOR PROPERTY SURVEYS.



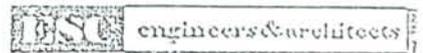
TANEY COUNTY BOARD FOR THE DEVELOPMENTALLY DISABLED

120 CORPORATE PLACE  
BRANSON, MO 65616



REV	DESCRIPTION	DATE
2	ADDED TRACT II	02/07/05
1	REVISED TO ADD EASEMENT	07/15/04
0	ISSUE TO CLIENT	05/25/04

ESC, Inc. PROJ NUMBER: 04230



1922 N. Broadway Avenue  
Springfield, MO 65804



# Combs-Redfern Apartments



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 MP 9/5/2006

08-31

**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: \$100.00, Special Use Applications: \$25.00.

NAME OF PROJECT: Walnut Hill Spirits

NAME OF APPLICANT: James D. Blansit  
*(must be owner of record)*

SIGNATURE James D. Blansit  
DATE: 4/1/08  
*(must be owner of record)*

MAILING ADDRESS: 1935 Day Road Walnut Shade Mo. 65771

TELEPHONE NUMBER: (417) 294-0375

NAME OF REPRESENTATIVE: NA

MAILING ADDRESS (rep.): \_\_\_\_\_

TELEPHONE NUMBER (rep.): \_\_\_\_\_

ACCESS TO PROPERTY (street # and name): Day Road

1.4 # of Acres (or sq. ft. of lot size): \_\_\_\_\_

PARCEL # 05-3.0-07-000-000-005.003

SECTION: 7 TOWNSHIP: 24 RANGE: 21 West

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 \_\_\_\_\_

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL \_\_\_\_\_ TREATMENT PLANT \_\_\_\_\_ INDIVIDUAL

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL \_\_\_\_\_ COMMUNITY WELL \_\_\_\_\_ PRIVATE WELL

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN? (Circle one)  
YES \_\_\_ NO

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

RESIDENTIAL \_\_\_\_\_ MULTI-FAMILY \_\_\_\_\_ COMMERCIAL  INDUSTRIAL \_\_\_\_\_

SPECIAL-USE \_\_\_\_\_ OTHER \_\_\_\_\_

**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.)**

walnut Hill Spirits is a proposed  
small distilled spirits plant that  
will produce fruit brandies from  
locally grown fruit. Production will  
be based on state and federal rules  
and regulations and consist of crushing  
the fruit, fermenting, distilling, barrel

aging, bottling and shipping to a local distributor. We will be open to the public by appointment only and anticipate very little foot traffic due to our remote location. We anticipate less than 2000 cases per year. Production will be seasonal according to local fruit harvests. The production facility will be 1000 square feet in size.

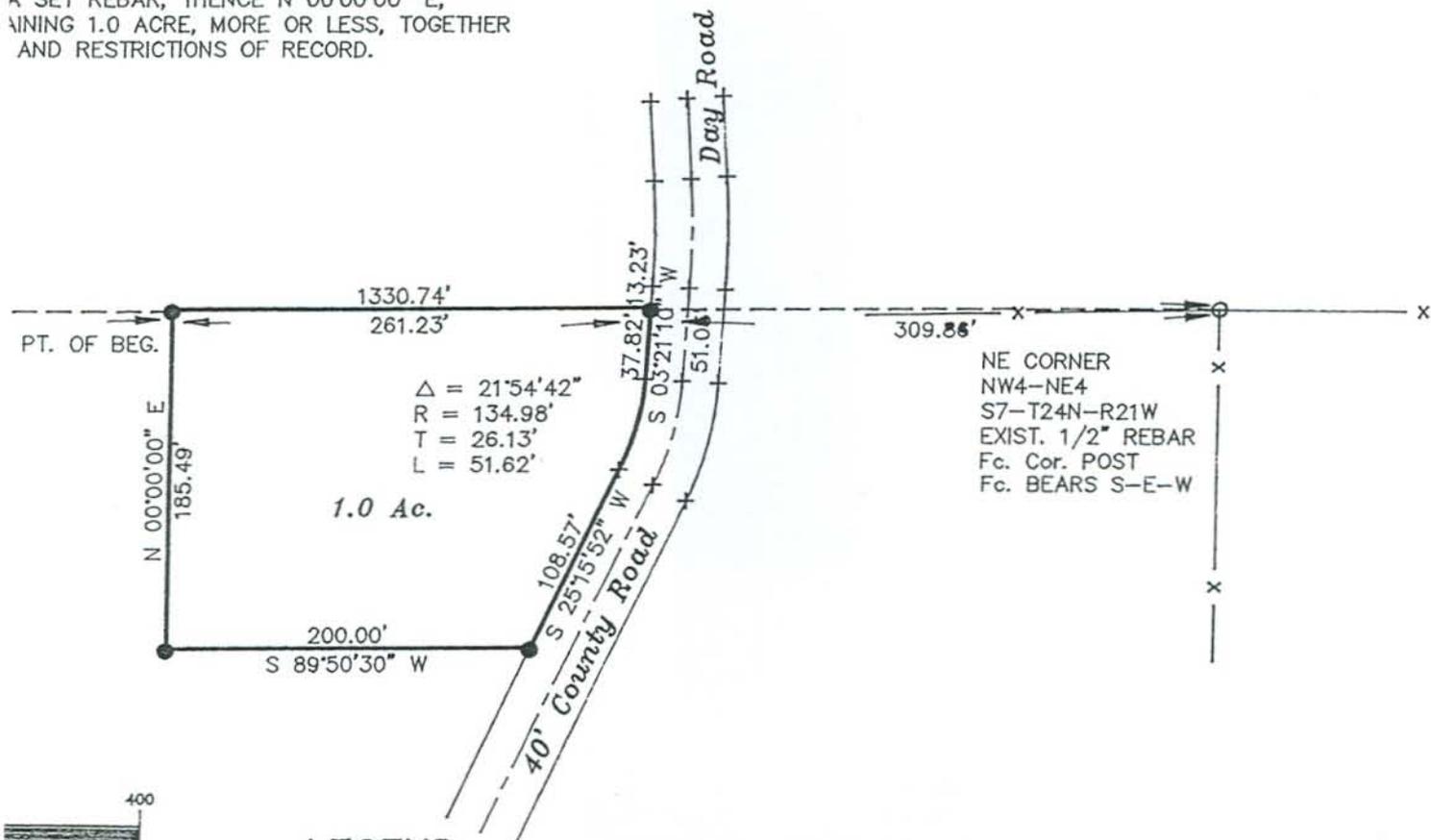
# DEED SURVEY

Date: August 18, 1999

County \_\_\_\_\_, State Missouri

OF THE NE4 OF SECTION 7, TOWNSHIP 24  
N, R. 12E, BEING MORE PARTICULARLY DESCRIBED

THE NORTHWEST CORNER OF SAID NW4 OF THE  
SECTION BEING THE NORTH LINE OF SAID NW4 OF THE  
SECTION AT POINT OF BEGINNING, THENCE CONTINUE  
WEST ALONG THE WESTERLY R/W LINE OF A FORTY  
FOOT R/W LINE S 03°21'10" W ALONG SAID R/W LINE  
CURVING A RADIUS OF 134.98 FEET, A DISTANCE  
OF 26.13 FEET TO A SET REBAR, THENCE LEAVE  
THE SET REBAR, THENCE N 00°00'00" E,  
A DISTANCE OF 185.49 FEET TO THE  
NORTHWEST CORNER OF SAID NW4 OF THE  
SECTION BEING 1.0 ACRE, MORE OR LESS, TOGETHER  
WITH ALL RIGHTS AND RESTRICTIONS OF RECORD.



$\Delta = 21^{\circ}54'42''$   
 $R = 134.98'$   
 $T = 26.13'$   
 $L = 51.62'$

NE CORNER  
 NW4-NE4  
 S7-T24N-R21W  
 EXIST. 1/2" REBAR  
 Fc. Cor. POST  
 Fc. BEARS S-E-W

## LEGEND

- O = EXISTING IRON PIN;  
EXCEPT AS NOTED.
- = 1/2" (#4) SET REBAR.
- = UTILITY POLE
- = CHAIN-LINK FENCE.
- x—x— = WIRE FENCE.
- = WOOD FENCE.
- = CORPS MONUMENT
- M = MEASURED
- P = PLAT
- D = DEED
- C = COMPUTED

<b>MIDWEST SURVEYORS</b> P.O. BOX 754 BRANSON, MO 65615 TELEPHONE & FAX (417) 334-5195	
DATE: August 18, 1999	DRAWN BY: RMT
SCALE: 1" = 100'	CHECKED BY: RJA/LAG
JOB NO.: Ref. 5697	DRAWING NO.: 99-6928



# Walnut Hill Spirits



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MP 05/2008

# APPLICATION FOR CONCEPT

08-32

## 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: \$100.00, Special Use Applications: \$25.00.

NAME OF PROJECT: Verizon Wireless

NAME OF APPLICANT: KOMC-KRZK, LLC Charles C Earls, Managing Member  
(must be owner of record)

SIGNATURE \_\_\_\_\_  
DATE: \_\_\_\_\_  
(must be owner of record)

MAILING ADDRESS: 202 Courtney, Branson, MO 65616

TELEPHONE NUMBER: 417-335-3711

NAME OF REPRESENTATIVE: Arleta Davidson

MAILING ADDRESS (rep.): 14973 CR 1023, St James, MO 65559

TELEPHONE NUMBER (rep.): 573-265-6775

ACCESS TO PROPERTY (street # and name): 11307 U.S. Hwy 160  
walnut shade, MO 65771  
# of Acres (or sq. ft. of lot size): 10 acres

PARCEL # 05-7.0-35-000-000-005.001

SECTION: 35 TOWNSHIP: 24 RANGE: 21

send resp. to →

NAME OF SUBDIVISION (if applicable): N/A

Lot # (if applicable) N/A BLOCK # N/A

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

COMMERCIAL MULTI-FAMILY RESIDENTIAL

AGRICULTURAL  MULTI-USE MUNICIPALITY

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL TREATMENT PLANT INDIVIDUAL

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL COMMUNITY WELL PRIVATE WELL

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN?(Circle one)  
YES \_\_\_ NO

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

RESIDENTIAL MULTI-FAMILY COMMERCIAL  INDUSTRIAL

SPECIAL-USE OTHER

**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.)**

Verizon Wireless proposes to expand its network from Highway 65 along Highway 160 through Forsyth branching off on 176 to Rockaway Beach and 76 to Taneyville and Branson, connecting existing networks. The majority of this expansion will be on existing towers. To meet the coverage needs of folk traveling on Highway 160 to and from the City of Forsyth, and

the County services located there, Verizon Wireless proposes to lease a 100'x100' ground space from KOMC-KRZK, LLC at 11307 US Highway 160, Walnut Shade. There are 2 towers at this location, neither of which are capable of holding the Verizon equipment. The taller of the two towers has already been modified. It would cost Verizon as much or more to modify one of the towers to hold the equipment as it would cost to build a new tower. This also allows KOMC the opportunity to lease space for lighter weight equipment that the tower can handle and the tower we build will accommodate 3 carriers. Verizon proposes to erect a 120' monopole for the purpose of mounting telecommunications antenna. There will be a 70'x70' fenced area at the base of the tower with a 12'x20' pre-fab shelter to house most of the equipment.

March 18,2008

To: Taney County Planning and Zoning Commission

Since 2005, Verizon has built out their network from St. Louis to the Oklahoma state line down I-44, branching out to include Lake of the Ozarks, Springfield, north on Highway 65 to Fair Grove and south on Highway 65 to Branson and south of Hollister. They have covered Branson, Hollister, and Kimberling City. They are now connecting Springfield and Joplin on Highway 60. They are connecting Springfield and Rogersville on Highway 60. They are connecting Forsyth to Highway 65. By far, the majority of these locations were, and will be collocations. Verizon has and will build a new tower only when forced to meet coverage needs or by financial concerns.

The City of Forsyth has a dense population of County employees and seasonal tourists. The City of Forsyth ordinances prohibit towers in the city limits. There is no vertical real estate available within one mile of the Taney County Courthouse that is 200+ feet. The following towers were researched:

- KOMC-Vacation Channel 38 Towers. Two existing towers. One 400' guyed tower and one 200' guyed tower located at 11307 U.S. Hwy 160, Walnut Shade, MO 65771. Verizon proposes to build a 120' monopole north of the existing towers. Neither of the two towers are structurally capable of holding the Verizon equipment. Known as Hilltop on the map, this tower is 3.97 miles from the Roberts property on Coy Blvd and 4.15 miles from the Taney County Courthouse.
- Roberts Tower Company: A 195' monopole behind the boat shop at 13967 Highway 160. Verizon will be collocating at the 175' level as part of the proposed Forsyth network. Known as Long Beach on the map, this tower is 1.69 miles from the Roberts property on Coy Blvd and 2.17 miles from the Taney County Courthouse.
- US Cellular Tower: A 190' self-support tower located behind the United Methodist Church at 13983 Highway 160. USC is a difficult company to work with. We chose to go with the Roberts tower. This tower and the Roberts tower are .3 miles apart. Both have available space. One or the other is sufficient. Not shown on the map, this tower is 1.37 miles from the Roberts property on Coy Blvd and 1.84 miles from the Taney County Courthouse.
- Didicom/SBA Tower: A 250' self-support tower located at 3809 State Highway 176, Rockaway Beach. Verizon will be collocating at the 250' level as part of the proposed Forsyth network. Known as Rockaway Beach on the map, this tower is 2.5 miles from the Roberts property on Coy Blvd and 3.17 miles from the Taney County Courthouse.
- AT&T Tower: A 255' self-support tower located at 10942 E State Hwy 76, Forsyth. (In the campground). Verizon will be collocating at the 240' level as part of the proposed Forsyth network. Known as Shoals Bend on the map, this tower is 2.04 miles from the Roberts property on Coy Blvd and 1.82 miles from the Taney County Courthouse.

- EBC Harrison Tower: A 965' guyed tower located at 468 Church Camp Road, Forsyth. Verizon will be collocating at the 250' level as part of the proposed Forsyth network. Known as Church Camp Road on the map, this tower is 2.9 miles from the Roberts property on Coy Blvd and 3.38 miles from the Taney County Courthouse.

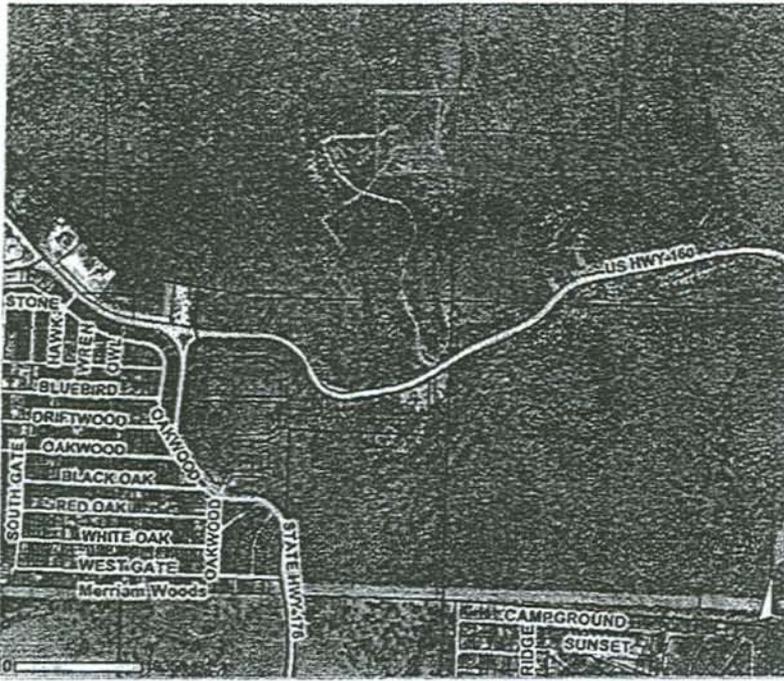
Cell phone transmission and reception is "line of sight", therefore, the antenna separation varies with the type of topography and the height of the antenna. The higher the antenna and the flatter the land, the farther the antenna can "see" and fewer antennas are necessary to provide coverage. With the hilly topography around Forsyth, more antennas will be required to provide coverage and even so, there will be dead spots because of bluffs, cliffs, hollows, and hills. I'm sure you have all experienced having to find a high spot to get a couple of bars. If Verizon gets approval to complete its network, they will have the most thorough coverage in the area.

Where does the County have its emergency antenna? Verizon commonly provides space on their towers to the local jurisdictions for their e-911 antenna and other emergency communications antenna free of charge.

Attached you will find the propagation/coverage maps that you requested. Please feel free to call with any questions or concerns that you may have.

Arleta Davidson  
FMHC Corporation  
Verizon agent  
Office: 573-265-5775  
Cell: 573-261-0078

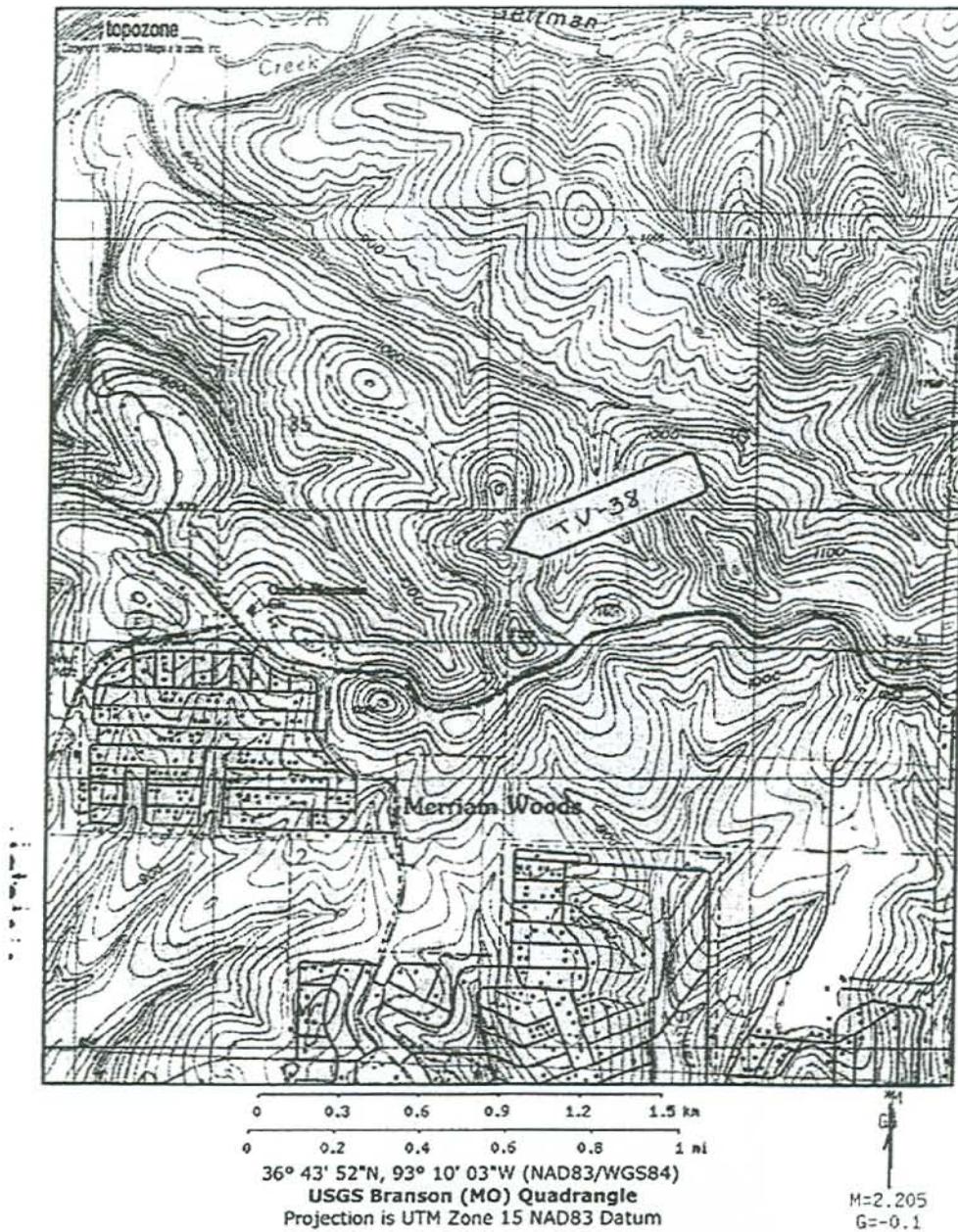
Date Created: 10/2/2007  
Map Scale: 1in=1035ft

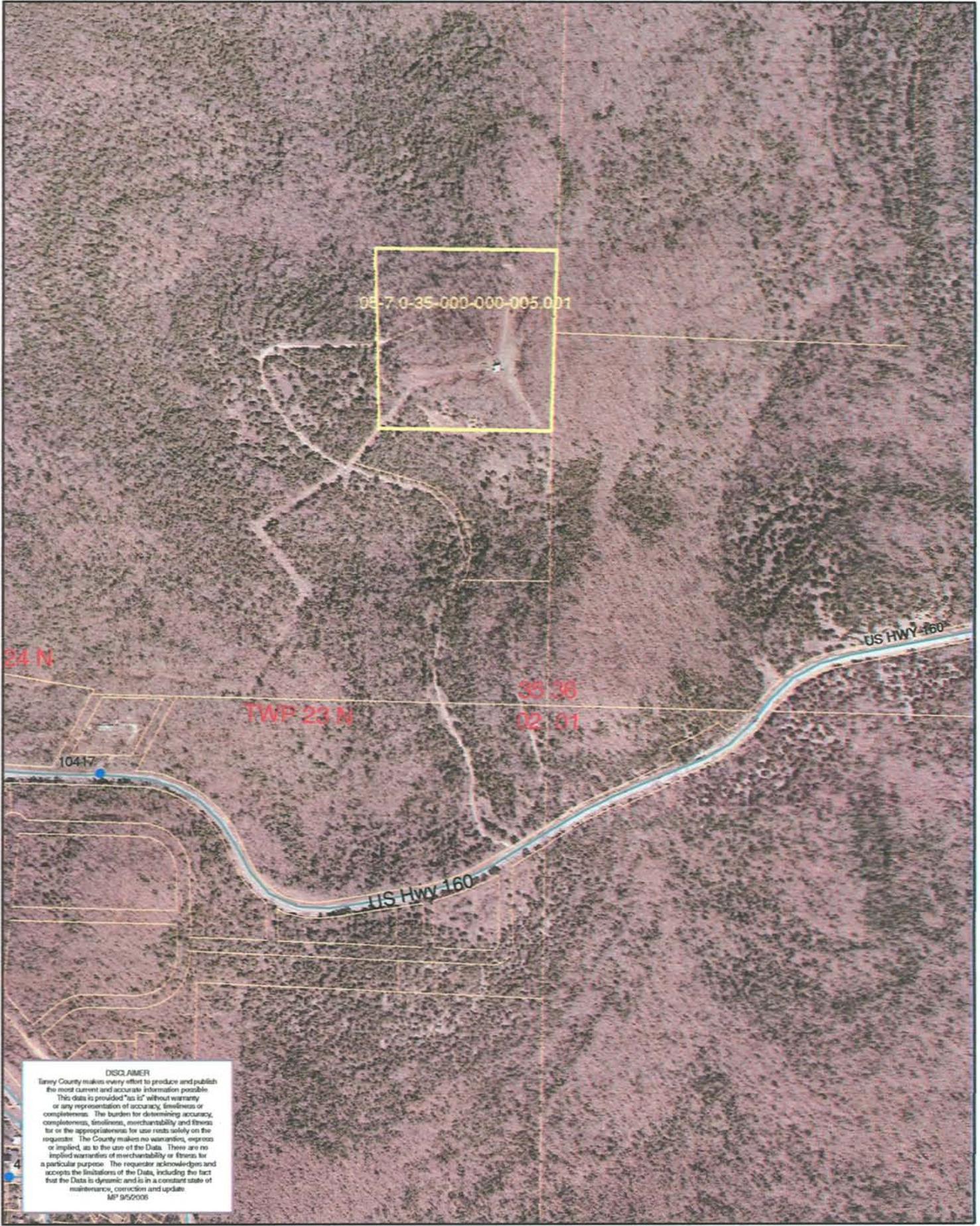


- Legend
-  Townships
  -  Corporate Limits
  -  Lakes
  -  Roads
  -  Parcels

<b>Parcel ID</b>	05-7.0-35-000-000-005.001	<b>Class</b>		<b>Owner Name</b>	TURTLE BROADCASTING CO OF BRANSON
<b>Sec/Twp/Rng</b>	35-24-21	<b>Acreage</b>	10.00	<b>Owner Address</b>	TURTLE BROADCASTING CO OF BRANSON 202 COURTNEY ST BRANSON MO 65616-2434
<b>Property Address</b>					
<b>District</b>	4CWX				
<b>Brief Tax Description</b>	PT E2 SE4				
	(Note: Not to be used on legal documents)				

List Data Upload: 10/2/2007 6:08:27 AM





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MP 9/5/2006