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 REAL ESTATE DOCUMENT
 TANEY COUNTY, MISSOURI
 RECORDERS CERTIFICATION
Robert A. Dixon
 ROBERT A. DIXON

Missouri Partners Inc
 800 State Hwy 248 Bldg 3
 Branson, mo 65616



TANEY COUNTY PLANNING COMMISSION
DIVISION III DECISION OF RECORD
APRIL 21, 2008
BEE CREEK MULTI-USE COMPLEX
#08-22

On April 21, 2008 the Taney County Planning Commission (grantor) approved a request by Missouri Partners, Inc. (grantee) to develop a multi-use residential/commercial office complex. In accordance with this approval a Division III Permit #08-22 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

Missouri Partners, Inc. is authorized to develop 58 acres located off Bee Creek Road for 5 two-story and 6 three-story apartment buildings with a total of 224 units and 452 parking spaces, 54 two-story townhome buildings with a total of 216 units and 432 parking spaces, 6 commercial office buildings, 160 parking spaces, a clubhouse, pool, and playground. With nine Planning Commissioners present the vote to approve was unanimous. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Appendix B Sec. VI Item 2)
 - b. Stormwater management (Appendix B Item 3)
 - c. Land grading permit (Appendix B Item 3)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (Table 12)
 - f. Foliage screening around the property with an 8' board fence for commercial area that adjoins residential tracts (Appendix C)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letter from the Fire District. (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
5. Any other structures other than office, commercial space or residential must receive Planning Commission approval.
6. This decision is subject to all existing easements.
7. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached

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