



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

09-11

**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: 1st Security Auto Sales / mt. BRANSON STORAGE

NAME OF APPLICANT: DOUGLAS KOWALSKI
 (Must be owner of record)

SIGNATURE: D. Kowalski DATE: 5/8/09
 (Must be owner of record)

MAILING ADDRESS: P.O. Box 1326 BRANSON MO 65615

TELEPHONE NUMBER: 417-334-8803

Representative Information

NAME OF REPRESENTATIVE: Dave Kowalski

MAILING ADDRESS (rep.): P.O. Box 1326 BRANSON MO 65615

TELEPHONE NUMBER (rep.): 417-334-8803 - 417-464-0760

Property Information

ACCESS TO PROPERTY (street # and name): 889 East Hwy 76

Number of Acres (or sq. ft. of lot size): 3.32 ACRES

PARCEL #: 08-8.0-33-004-010-002.000
(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: 33 TOWNSHIP: 23 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

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # TCRSD-lakeshore

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: CAR Sales Lot

**MT. BRANSON STORAGE
889 EAST HWY. 76 P.O. BOX 1326
BRANSON MO 65615
417-334 8803 FAX 417-334-8893
After Hours : 464-0760 or 464-0844**

May 12,2009

Dear Sir's:

There seems to be some confusion regarding how the property at 889 East Hwy 76 is used. Mt. Branson Storage includes the four office spaces at the front of the property, closest to Hwy. 76. These are rented for various types of office / retail applications. The Corner, or front office Suite D, which we ask more rent for is allocated 13 parking spaces. Suite C next door which 1st Security Auto Sales also rents in addition to Suite D, and is used for additional office space is allocated 4 parking spaces. This gives 1st Security a total of 17 parking spaces. The car lot has reduced the number of cars they offer for sale, and is staying within their allotted parking spaces. Suite B is allotted four (4) spaces as well as Suite A which is vacant at the present time. And we use usually, just 1 or 2 spaces for our small rental office (Suite E). We have a total of 35 striped parking places. This leaves 6-8 additional parking spaces, for cars that just come in and out through the day.

Within ½ mile of our business, there are 3 other , businesses which offer cars for sale.	Marzono's Car Sales	1301 East Hwy 76 417-334-8900
	Rent to own, Car Sales & rentals	1119 East Hwy 76
	Advanced Auto	120 Auburn Ave.

We respectfully submit that the Car Sales Lot , 1st Security Auto Sales presently operating at this address conforms to other uses in this area, and does not cause Mt. Branson Storage any problems with access. We would appreciate your consideration of allowing this business to continue at it's present location.

Sincerely,

Dave Kowalski
Authorized representative, for the owner, our son Douglas Kowalski



1st Security Auto Sales/Mt. Branson Storage



DISCLAIMER
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 MP 9/5/2006