

09-14

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: PERANO ESTATES

NAME OF APPLICANT: DANTE PERANO
(must be owner of record)

SIGNATURE X [Signature]
DATE: APRIL 22, 2009
(must be owner of record)

MAILING ADDRESS: 4790 CAUGHLIN PARKWAY #515
RENO, NEVADA 89519

TELEPHONE NUMBER: 775-329-0986

NAME OF REPRESENTATIVE: Eddie Wolfe

MAILING ADDRESS (rep.): 800 state Hwy 248 Building 4 suite D Branson, MO 65614

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

ACCESS TO PROPERTY (street # and name): COON CREEK ROAD

of Acres (or sq. ft. of lot size): 107.20

PARCEL # 17-1.0-11-000-000-009.000
17-1.0-11-000-000-009.002

SECTION: 11 TOWNSHIP: 22 RANGE: 21

REC'D
5-26-09

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: *Taney county*

CENTRAL _____ TREATMENT PLANT _____ INDIVIDUAL _____

PUBLIC WATER SUPPLY SYSTEM: *#2*

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.)**

*The property has a current Division 3 permit for
condominiums. The developer-owner doesn't intend to
put condo's on property. He wants to develop the property
into 322 residential lots. It will have a park area
Amenity lot with clubhouse, pool, and other amenities
for the house owners to enjoy. Detention will be
provided on property for stormwater and is shown on
plat.*

Division III Permit Application (continued)

PROPERTY INFORMATION

Parcel #: 17-1.0-11-000-000-009.000
17-1.0-11-000-000-009.002 Lot #: _____ Block #: _____

(Parcel # can be found on the top left hand corner of your property tax statement; example: 00-0.0-00-000-000-000.000. If you have not yet paid taxes on the property, provide name of previous property owner.)

Section: 11 Township: 22 Range: 21

Access to Property (street # / name): Coon Creek Road

Number of Acres (or sq.ft. of lot): 107.20

Name of Subdivision (if applicable): _____

Within 600' of this property is (check all that apply):

- Residential Multi-Family Commercial Industrial
 Multi-Use Agricultural Municipality

Sewage Disposal System: individual treatment plant
 central sewer system – District #: Taney County

Water Supply: private public District – number / name: PWSD # 2

Electric Supplier: Empire District White River Carroll County Electric

Does the property lie in the 100-year Floodplain? Yes No

This request applies to the following categories (check all that apply):

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

Note: Any proposed project that does not have a posted 911 address must be identified with a survey flag at the access to the proposed property. Failure to post the survey flag will result in a delay of your Public Hearing.

THE PRELIMINARY PLAT OF
PERANO ESTATES
LOCATED IN THE E1/2 NW1/4
OF SEC. 11, T22N, R21W
OF THE 6th PRINCIPAL MERIDIAN
TANEY COUNTY, MISSOURI
OWNED AND DEVELOPED BY
DANTE L. PERANO

POINT OF BEGINNING
C/L 1/2" IRON PIN
NORTHWEST CORNER
E1/2 NW1/4
SEC. 11, T22N, R21W

NEW P.O.C.
C/L 1/2" IRON PIN



NEW P.O.C.
C/L 1/2" IRON PIN
SOUTHWEST CORNER
E1/2 NW1/4
SEC. 11, T22N, R21W

OWNER/DEVELOPER:
DANTE L. PERANO
4700 CALHOUN PARKWAY
ST. LOUIS, MO 63116

SURVEYOR:
EDDIE D. WOLFE
WOLFE SURVEYING, INC.
500 ST. LOUIS 240
BLDG. 4 STE. D
BRANSON, MO 65616

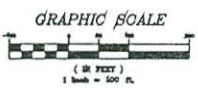
- PLAT NOTES**
- ALL LOTS ARE SUBJECT TO SETBACK LINES AND UTILITY EASEMENTS BY TANEY COUNTY PLANNING COMMISSION, TANEY COUNTY, MISSOURI.
 - EASEMENTS
ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL FRONT AND BACK LOT LINES AND 7' ALONG ALL SIDE LOT LINES EXCEPT SHOWN HEREON.
 - SETBACKS
20 FEET OFF OF ALL SUBDIVISION ROADS
12.8 FEET OFF OF ALL SIDE LOT LINES WITH ROAD FRONTAGE
7 FEET OFF ALL SIDE LOTS
10 FEET OFF ALL BACK LOTS
 - ALL ROADS SHOWN ON PLAT HAVE A 50 FOOT-OF-WAY.
 - AREAS
THE TOTAL AREA OF THE PROPERTY IS 211.05 ACRES.
THE TOTAL LOT AREA IS 848.28 ACRES.
THE TOTAL ROAD AREA IS 17.52 ACRES.
THE TOTAL PARK/PANTRY/AMENITY AREA IS 4.08 ACRES.
 - THERE ARE 322 LOTS, 1 PARK TRACT, 1 AMENITY TRACT AND 2 SIGN TRACTS.
 - THIS PLAT CONSISTS OF SEPARATE SHEETS, MARKED 1 AND 2 EACH OF WHICH TOGETHER CONSTITUTE THE PRELIMINARY PLAT OF PERANO ESTATES.

Surveyor's Certification

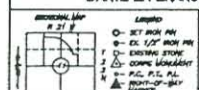
I HEREBY CERTIFY THAT AT THE REQUEST OF DANTE L. PERANO, THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN BLUE INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS NOTED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

EDDIE D. WOLFE P.L.S. 2380
JACK E. HOUSEMAN P.L.S. 200508222



Surveyed for DANTE L. PERANO



WOLFE SURVEYING, INC.
EDDIE D. WOLFE P.L.S. 2380 (PRESIDENT)
PATRICK W. BRIDGMAN (VICE PRESIDENT)
JACK E. HOUSEMAN P.L.S. 200508222 (SECRETARY)
800 State Highway 240, Building 4, Suite 10, Branson, MO 65616
Phone 417-334-8830 Fax 417-334-8151

SHEET 2 OF 2
DATE: 11/29/12
NO. #129
DWG #129-PRE-3UR

**THE PRELIMINARY PLAT OF
PERANO ESTATES
LOCATED IN THE E1/2 NW1/4
OF SEC. 11, T22N, R21W
OF THE 6th PRINCIPAL MERIDIAN
TANEY COUNTY, MISSOURI
OWNED AND DEVELOPED BY
DANTE L. PERANO**

DESCRIPTION:

A TRACT OF LAND SITUATED IN THE W1/2 OF THE NE1/4 AND THE E1/2 OF THE NW1/4 ALL IN SECTION 11, TOWNSHIP 22 NORTH, RANGE 21 WEST, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING 1/4" IRON PIN MARKING THE NORTHWEST CORNER OF THE E1/2 OF THE NW1/4 OF SAID SECTION 11; A DISTANCE OF 265.00 FEET, BE ALONG THE WEST LINE OF SAID E1/2 OF THE NW1/4, A DISTANCE OF 265.00 FEET, TO A POINT ON THE SOUTHWESTERLY POINT-OF-BAY LINE OF COOKS CREEK ROAD FOR A NEW POINT OF BEGINNING, ALONG SAID SOUTHWESTERLY POINT-OF-BAY LINE AS FOLLOWS: THENCE S 89°00'00" E, THENCE S 84°00'00" E, A DISTANCE OF 143.00 FEET, THENCE SOUTHWESTERLY ALONG A 15.00' DEGREE CURVE TO THE LEFT 211.77 FEET (CHORD CURVE HAVING A RADIUS OF 424.72 FEET), THENCE S 84°00'00" E, A DISTANCE OF 143.00 FEET, THENCE SOUTHWESTERLY ALONG A 15.00' DEGREE CURVE TO THE RIGHT 211.77 FEET (CHORD CURVE HAVING A RADIUS OF 424.72 FEET), THENCE S 84°00'00" E, A DISTANCE OF 143.00 FEET, THENCE SOUTHWESTERLY ALONG A 15.00' DEGREE CURVE TO THE RIGHT 211.77 FEET (CHORD CURVE HAVING A RADIUS OF 424.72 FEET), THENCE S 84°00'00" E, A DISTANCE OF 143.00 FEET, TO A POINT ON THE EAST LINE OF THE W1/2 OF THE NE1/4, THENCE S 89°00'00" E, ALONG SAID EAST LINE, A DISTANCE OF 265.00 FEET TO THE SOUTHWEST CORNER OF THE W1/2 OF THE NE1/4, THENCE N 89°00'00" E, A DISTANCE OF 265.00 FEET, TO AN EXISTING 1/4" IRON PIN MARKING THE SOUTHWEST CORNER OF THE E1/2 OF THE NW1/4, THENCE N 89°00'00" E, ALONG SAID WEST LINE, A DISTANCE OF 265.00 FEET, TO THE NEW POINT OF BEGINNING, CONTAINING 110.00 ACRES ±, LABEL WORK OF LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PLAT NOTES:

1. ALL LOTS ARE SUBJECT TO SETBACK LINES AND UTILITY EASEMENTS BY TANEY COUNTY PLANNING COMMISSION, TANEY COUNTY, MISSOURI.
2. EASEMENTS: ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL FRONT AND BACK LOT LINES AND 7' ALONG ALL SIDE LOT LINES EXCEPT SHOWN HEREON.
3. SETBACKS: 25 FEET OFF OF ALL SUBDIVISION ROADS; 10 FEET OFF OF ALL SIDE LOT LINES WITH ROAD FRONTAGE; 7 FEET OFF ALL SIDE LOTS TO FEET OFF ALL BACK LOTS.
4. ALL ROADS SHOWN ON PLAT HAVE A 60' RIGHT-OF-WAY.
5. AREAS: THE TOTAL AREA OF THE PROPERTY IS 110.00 ACRES; THE TOTAL LOT AREA IS 80.00 ACRES; THE TOTAL ROAD AREA IS 15.00 ACRES; THE TOTAL PARKING/DRIVEWAY AREA IS 4.00 ACRES.
6. THERE ARE 222 LOTS, 1 PARK TRACT, 1 AMENITY TRACT AND 2 BOY TRACTS.
7. THIS PLAT CONSISTS OF SEPARATE SHEETS, NAMED 1 AND 2 EACH OF WHICH TOGETHER CONSTITUTE THE PRELIMINARY PLAT OF PERANO ESTATES.

OWNER/DEVELOPER:

DANTE L. PERANO
4700 GARDEN HWY. #205
MOBILE, AL 36688

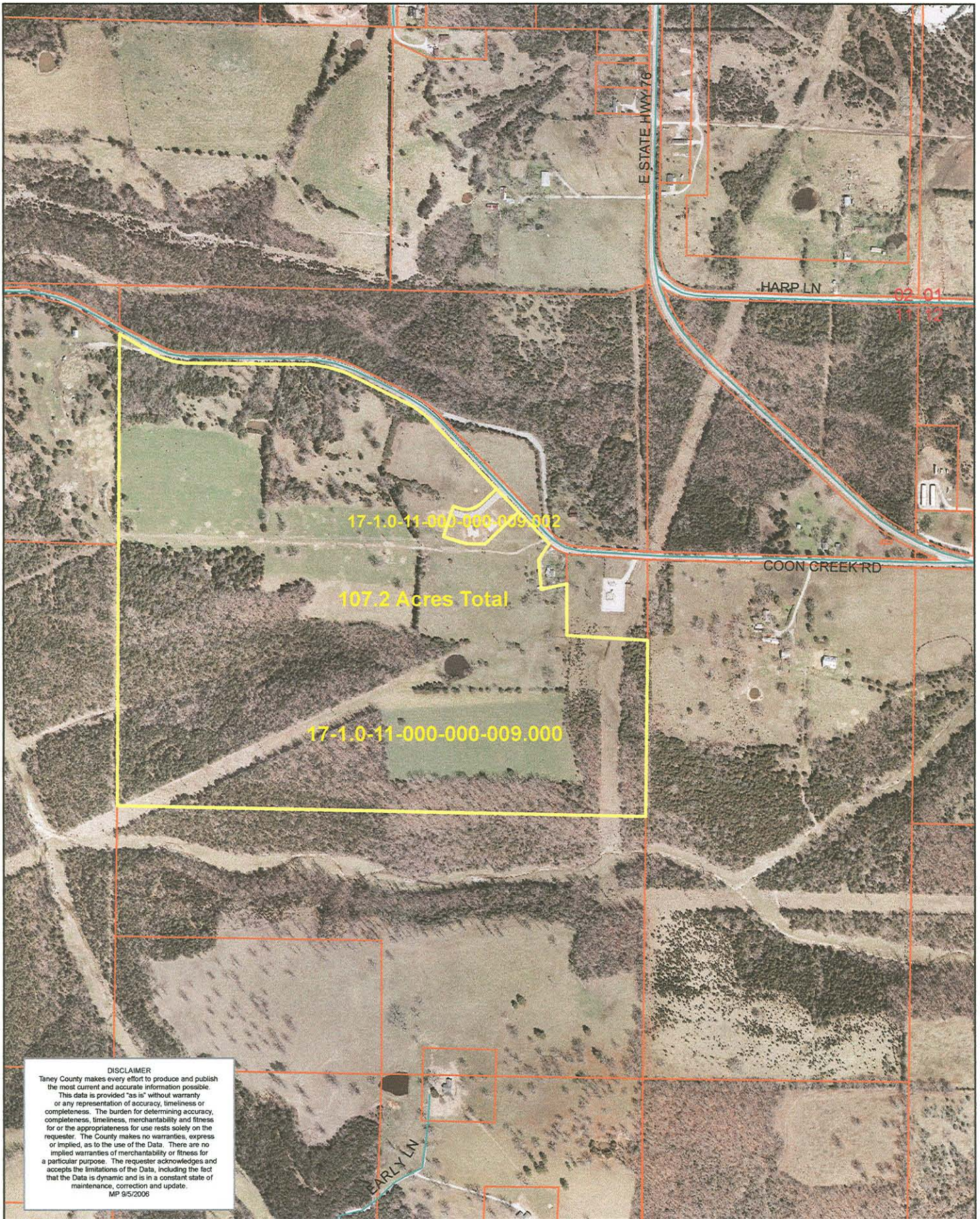
SURVEYOR:

EDDIE D. WOLFE
WOLFE SURVEYING, INC.
300 S. W. 11th St., Suite 100
Brentwood, TN 37027

LINE TABLE		CURVE TABLE	
LINE	LENGTH	CURVE	RADIUS
12	143.00	S 89°00'00" E	265.00
13	143.00	S 84°00'00" E	265.00
14	211.77	S 84°00'00" E	424.72
15	143.00	S 84°00'00" E	265.00
16	143.00	S 89°00'00" E	265.00
17	143.00	S 89°00'00" E	265.00
18	143.00	S 84°00'00" E	265.00
19	143.00	S 84°00'00" E	265.00
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219	143.00	S 84°00'00" E	265.00
220	143.00	S 89°00'00" E	265.00
221	143.00	S 89°00'00" E	265.00
222	143.00		



Perano Estates



DISCLAIMER
Taney County makes every effort to produce and publish the most current and accurate information possible. This data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.
MP 9/5/2006