



**AGENDA**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING AND REGULAR MEETING**  
**MONDAY, MARCH 15, 2010, 7:00 P.M.**  
**COUNTY COMMISSION HEARING ROOM**  
**TANEY COUNTY COURTHOUSE**

Call to Order:

*Establishment of Quorum*  
*Explanation of Meeting Procedures*

Review and Action:

*Minutes, February 2010*

Public Hearings: **POSTPONED FROM MARCH 8:**

*Branson Bank Warehouse*  
*Pajama Mama's Bed and Breakfast*  
*Wachob Outdoor Building*

Final Votes:

*Branson Bank Warehouse*  
*Pajama Mama's Bed and Breakfast*  
*Wachob Outdoor Building*

Concepts:

*Bee Creek Storage*  
*The Mountain Complex*  
*Brass Lantern Resort Community*

Permit Renewal Requests:

*Lakeshore Resort and Condominiums*  
*Del Mar Resort and Condominiums*

Old and New Business:

*Natural Gas Pipeline*  
*Harris Estates Plat*  
*Development Code Updates*

Adjournment.



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

e-mail: rchris@co.taney.mo.us

**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
And  
BOARD OF ADJUSTMENT  
WORK SESSION  
MONDAY, FEBRUARY 16, 2010, 7:00 P.M.  
COUNTY COMMISSION HEARING ROOM  
TANEY COUNTY COURTHOUSE**

Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 7:00 p.m. A quorum was established with seven members present. They were: Sarah Klinefelter, Shawn Pingleton, Joey Staples, Frank Preston, Randall Cummings, Jim Brawner, and Mark Blackwell.

Chairman Dave Clemenson called a quorum of the Board of Adjustment. Members present were: Dave Clemenson, Tom Gideon, Bob Hanzelon, Dave Nelson, Jack Johnston.

Staff present: Eddie Coxie, Bonita Kisse, Dan Nosalek, and Bob Paulson.

Annual Review of Permits:

Administrator's Report: discussion of Year End Permit Summaries; Division I, II, III, Landgrading, Plats, Board of Adjustment, Scanning Report, Five Year Comparison, Report on Extensions and Renewals, New Fee Schedule.

Public Hearing:

Discussion of Code Updates, Planning Commission Bylaws, Fractional Ownership, Zoning Districts, Road and Bridge new requirements/signing block on plats.

Mr. Coxie pointed out the areas of the bylaws to be looked at. Shawn Pingleton made a motion to start the meetings at 6:00 p.m. Randall Cummings seconded. The vote to change the meeting time was unanimous. Effective April 1, 2010. The other changes will be done and staff will present the new document at the next meeting.

Fractional Ownership: Mr. Preston discussed his concerns regarding the definition of fractional ownership. Mr. Styron pointed out different ways fractional ownership can be viewed, and stated that it is difficult to tell people what they can do with their properties when in this economy they are just trying to find ways of holding onto it. He suggested asking the County Commission to adopt a zoning district which does not

allow nightly rentals. Further discussion followed regarding distinguishing between condominium style, nightly rental, and the Commission should either permit or not allow nightly rental, and if this becomes a zoning violation there should be a recourse to stop the use. Mr. Coxie stated that at this point there is verbiage in the Code which addresses condominiums. Mr. Styron pointed out that a first class county can adopt certain regulations which can be specific.

#### General Public Discussion:

Harry Styron presented a document to be discussed regarding a proposal for subdivision regulations for duplexes/patio homes and townhomes. He would like the Commission to take action on this before the zoning districts are approved. Discussion followed regarding zero lot lines, and helping people to obtain better financing.

James Strahan addressed the Planning Commission regarding zoning districts and the draft done by EGIS Engineering. Discussion followed regarding creating a working document. Mrs. Klinefelter asked Mr. Strahan if he could recommend how to create a type of document for the land use of Taney County. Mr. Strahan suggested that it would be very difficult because the County is so diverse. He stated he would create a document protecting agriculture and controlling rural growth and commercial.

Bob Paulson stated that the document provided by EGIS was not considered a good working document and that a good document should start with something more general. He suggested that Stone County had a good document done recently.

Mr. Coxie reported that he had looked at some different counties Code Books and worked up a document for the Commission to look at. His recommendation is the one Clay County uses. He explained that this process could take over a year to complete. The document Mr. Coxie presented was to identify the zoning districts.

Dave Clemenson stated that where roads are, developments are created. He feels this document is very timely because of the east/west corridor discussions. Bob Hanzelon pointed out that the first part of the document is historical and at the same time the rest of the document should look at what is down the road twenty years. We should deal with what we have now and that will give us a starting point in Mr. Hanzelon's opinion.

Mr. Coxie will describe the current land uses and create a document with language that shows the subtle differences in the county to be discussed later.

#### Old and New Business:

Mr. Coxie will prepare a request for next meeting regarding placing a block for Road and Bridge to sign off on plats since the new regulations have been passed.

Father's Heart; a request to change the use of the property, to appear before the Planning Commission under the Division III Process.

Deppe Kennels; this site was approved for a car repair business and the owner now also wants to do kennels. The Commission wants to hear this in Division III Process.

Natural Gas Sub-station; a request to create a substandard lot for a substation for the pipeline. The Commission does not wish to hear in open meeting. Staff will handle administratively.

Review and Action:

Planning Commission Minutes, January 2010; with no changes or corrections a motion was made by Joey Staples to approve. Shawn Pingleton seconded. The vote to approve the minutes as written was unanimous.

Adjournment:

With no other discussion the meeting adjourned at 9:05 p.m.



TANEY COUNTY PLANNING COMMISSION

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Handwritten notes: 09-34, Bee App 3:00

DIVISION III PERMIT APPLICATION REQUIREMENTS

The Division III Permit application provides the Planning & Zoning Staff and Planning Commission with details about your planned project. This application shall be filed along with all supporting information as defined in this application.

NOTE: You can complete this application form (below) on your computer and then print a copy. Use your TAB key to move from line to line, and then type in the required information. Print the completed form and submit it to the Planning & Zoning office.

APPLICANT INFORMATION

Name of Project: Bee Creek Storage
Name of Applicant: John Padgett
Signature of Applicant: [Signature] Date: 12-19-09
Mailing Address: 504 Keithley Rd.
City: Walnut Shade State: MO Zip Code: 65771
Phone #: 335-8745 Other #: 337-2526

REPRESENTATIVE INFORMATION

Name of Representative:
Mailing Address:
City: State: Zip Code:
Phone #: Other #:

# Division III Permit Application (continued)

## PROPERTY INFORMATION

Parcel #: 085,0-21-003-003-003.000 Lot #: 6 Block #: 1

(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: 21 Township: 23 Range: 21

Access to Property (street # / name): 772 Bee Creek Rd

Number of Acres (or sq.ft. of lot): 2 acres

Name of Subdivision (if applicable): GREENBRIAR

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 #: BRANDON

Water Supply:  private     public     District – number / name: # 3

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: \_\_\_\_\_

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**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.

NAME OF SUBDIVISION (if applicable): \_\_\_\_\_

Lot # (if applicable) 6 BLOCK # 1

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 Dist #3 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.)**

Mini Storage For Residential Family use.  
1st phase 10 - 10X10 and 4-5X10  
2nd Phase 20 - 10X10 and 8-5X10

FILED

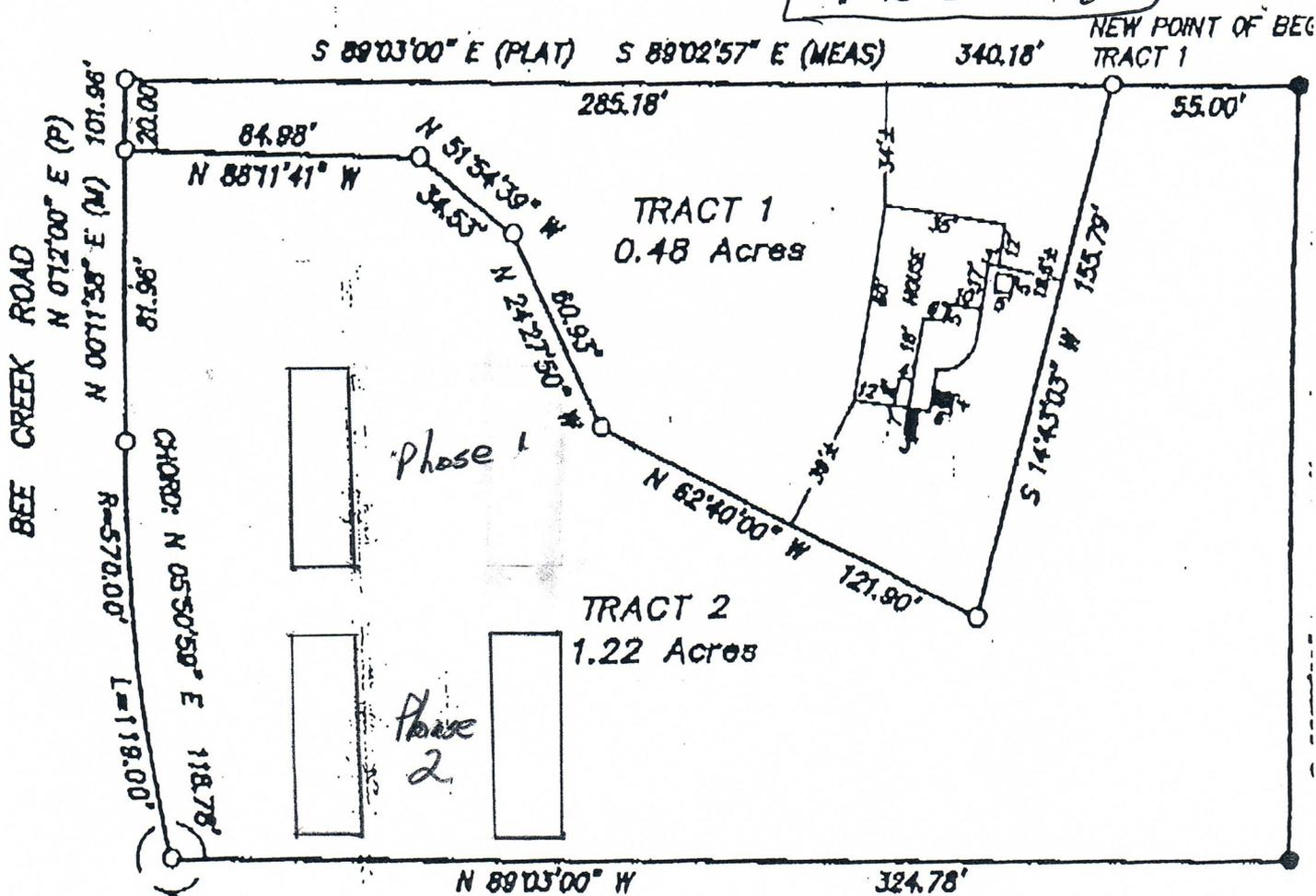
1994 APR 20 PM 12: 26

KATHERINE BRANSON  
COURT CLERK & EX-EMPT RECORDER  
TANEY COUNTY

FILED \$25.00  
RECORD \$1.00  
TOTAL \$29.00 pd

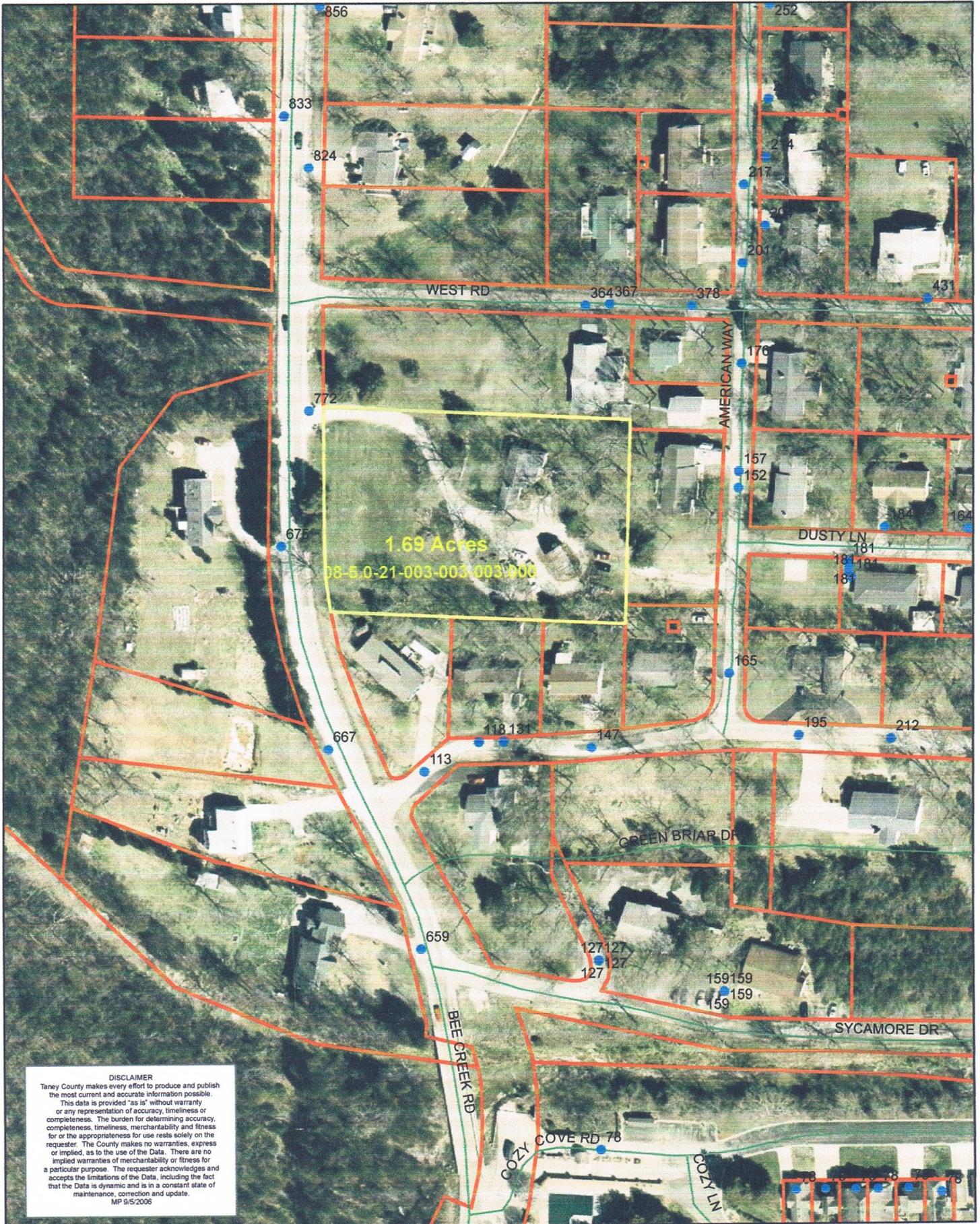
*[Redacted]*  
John Padgett  
Property Location { 772 Bee Creek Rd  
BRANSON, MO

1 1/2" = 55 ft





# Bee Creek Storage



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 MP 9/5/2006



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10-4

**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: \$150.00, Special Use Applications: \$150.00.

**NAME OF PROJECT:** The Mountain Complex, LLC

**NAME OF APPLICANT:** The Mountain Complex LLC  
 (Must be owner of record)

**SIGNATURE:** Gail Hinchaw **DATE:** Jan. 25, 2010  
 (Must be owner of record)

**MAILING ADDRESS:** P.O. Box 923, Branson, MO 65615

**TELEPHONE NUMBER:** 417 336-4473 ext 232

**Representative Information**

**NAME OF REPRESENTATIVE:** Gail Hinchaw

**MAILING ADDRESS (rep.):** P.O. Box 923, Branson, MO 65615

**TELEPHONE NUMBER (rep.):** 417 693-2039

## Property Information

ACCESS TO PROPERTY (street # and name): 3269 State Hwy 248

296 Busua Vista Road

Number of Acres (or sq. ft. of lot size): 28.11

PARCEL #: 08-4,0-19-000-000-004,000

(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: 18 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 # \_\_\_\_\_

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # \_\_\_\_\_

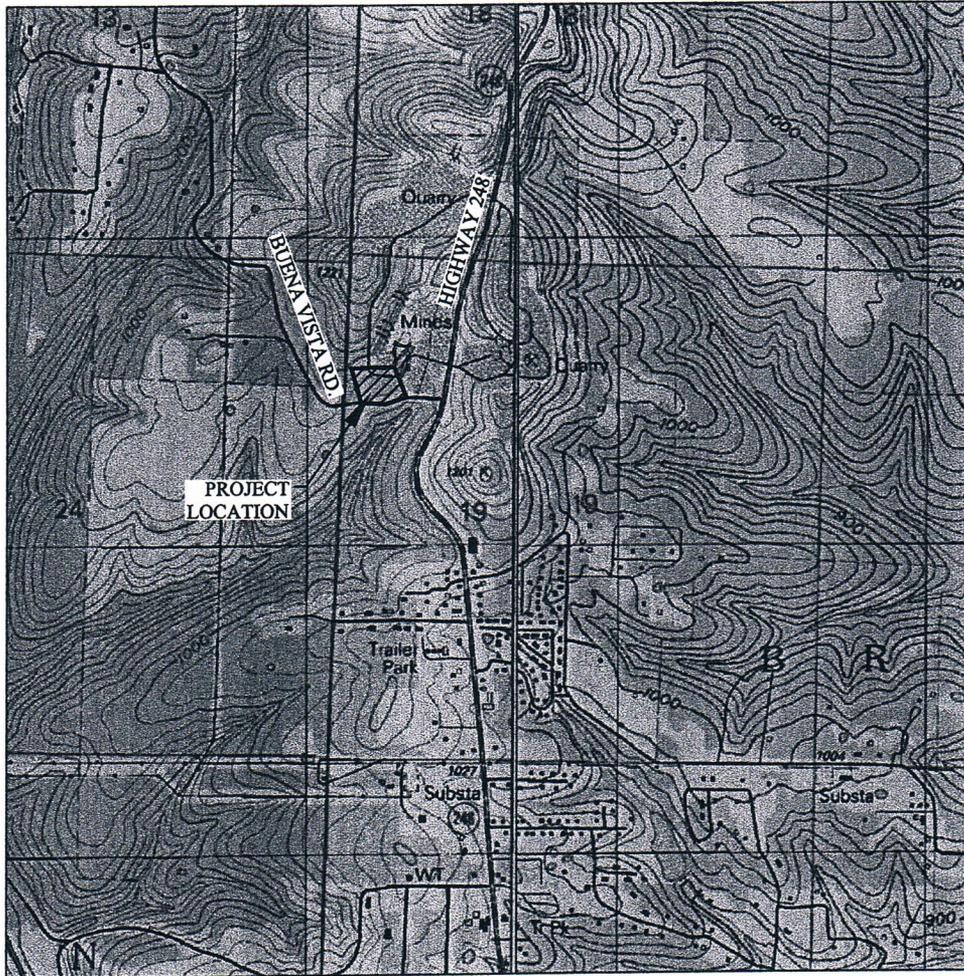
DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN?  Yes  No

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

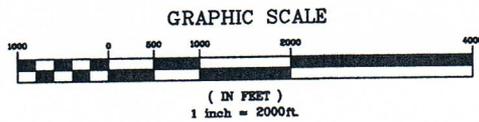
- Residential     Multi-Family     Commercial     Industrial  
 Special Use     Other – Explain: \_\_\_\_\_

**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.)**

Construction of a concrete pad  
that will have back-up electrical generators,  
electrical switch gear, cooling equipment, etc.  
mounted on it for the use of Data  
Center Support.

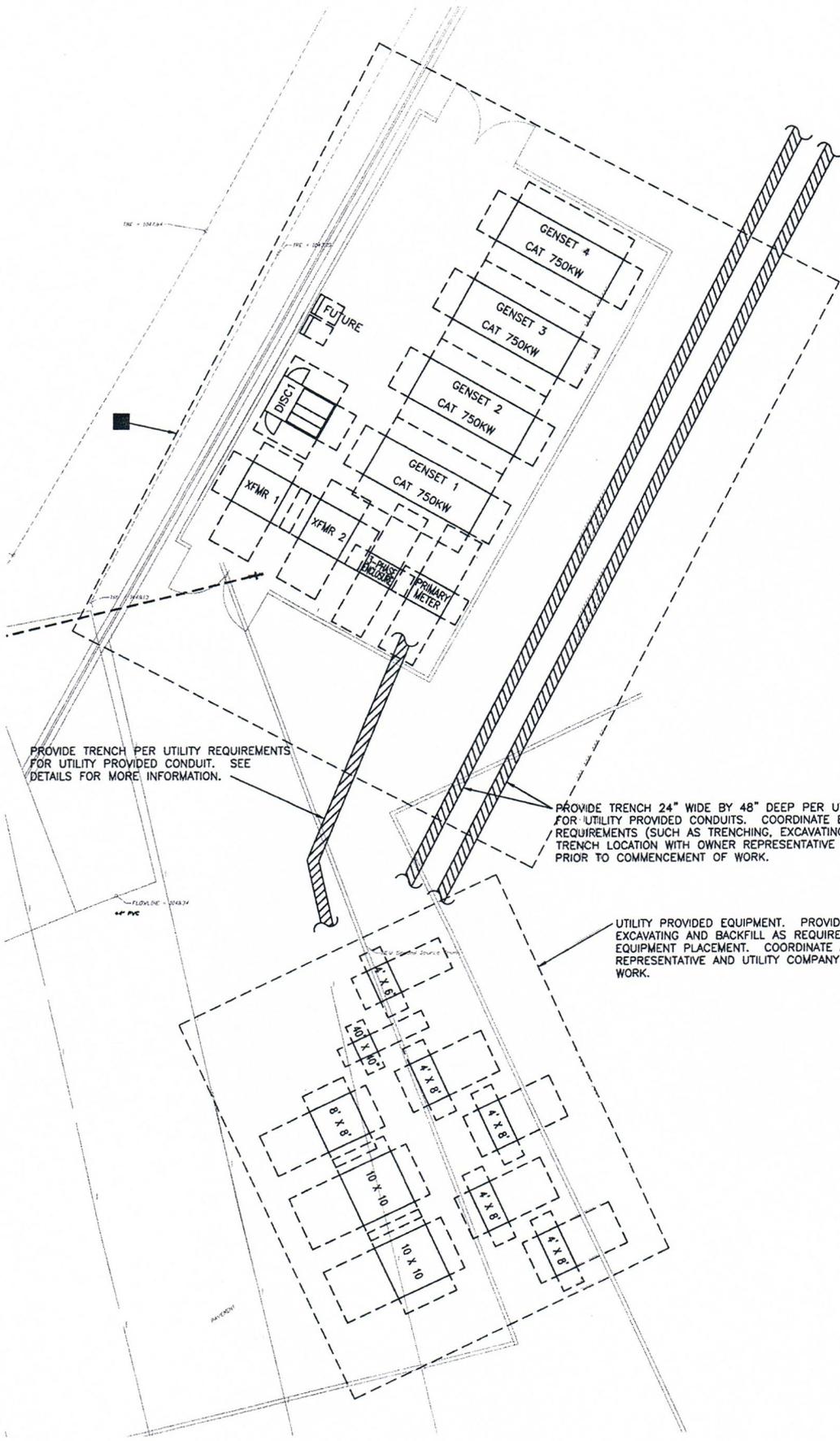


GENERAL LOCATION MAP  
 TANEY COUNTY, MISSOURI  
 SECTION 19 , TOWNSHIP 23 NORTH, RANGE 21 WEST



**GRE**  
**GREAT RIVER**  
**ENGINEERING**  
 2826 S. INGRAM MILL ROAD, SPRINGFIELD, MO 65804  
 PHONE: (417) 886-7171 FAX: (417) 886-7591  
 www.greatrivereng.com

*EXHIBIT 1*  
**BRANSON PHASE II AT THE MOUNTAIN**



- RECEPTACLE POWER. RC RECEPTACLES PER ROOM "B" BUS.
- SEE SYMBOLS LEGEND FOR LOCATION WITH OWNER REPRESENTATIVE WORK.
- ROUTE (2) 2" CONDUITS DATA ROOM INTO DEMARC OFF FACILITY FLOOR (FOR TERMINATION LOCATION PER OWNER REPRESENTATIVE)
- ROOMS WITHIN DASHED LINE ENTIRELY, UNLESS OTHER
- COORDINATE MAGNETIC LOCATION HVAC EQUIPMENT. SEE I
- ROUTE (8) 2" CONDUITS DATA ROOM INTO DEMARC OFF FACILITY FLOOR (FOR TERMINATION LOCATION PER OWNER REPRESENTATIVE)
- STUB (16) 2" CONDUITS SPACE FOR FUTURE ROOM 3" OFF FACILITY FLOOR (CONDUIT TERMINATION LOCATION PER OWNER REPRESENTATIVE)
- PROVIDE A RECESSED KN 3200 SERIES) SECURELY GENERATOR YARD SCREEN KEY FOR UTILITY COMPANY TRANSFORMER DISCONNECT LOCATION WITH OWNER REPRESENTATIVE WORK.
- PROVIDE A RECESSED KN 3200 SERIES) SECURELY PARALLELING GEAR ELECT BUILDING KEY FOR UTILITY TRANSFORMER DISCONNECT LOCATION WITH OWNER REPRESENTATIVE WORK.
- PROVIDE 3/4" CONDUIT WITHIN PARALLELING GEAR TO PROVIDE SECURITY SWITCH. CONNECT PER

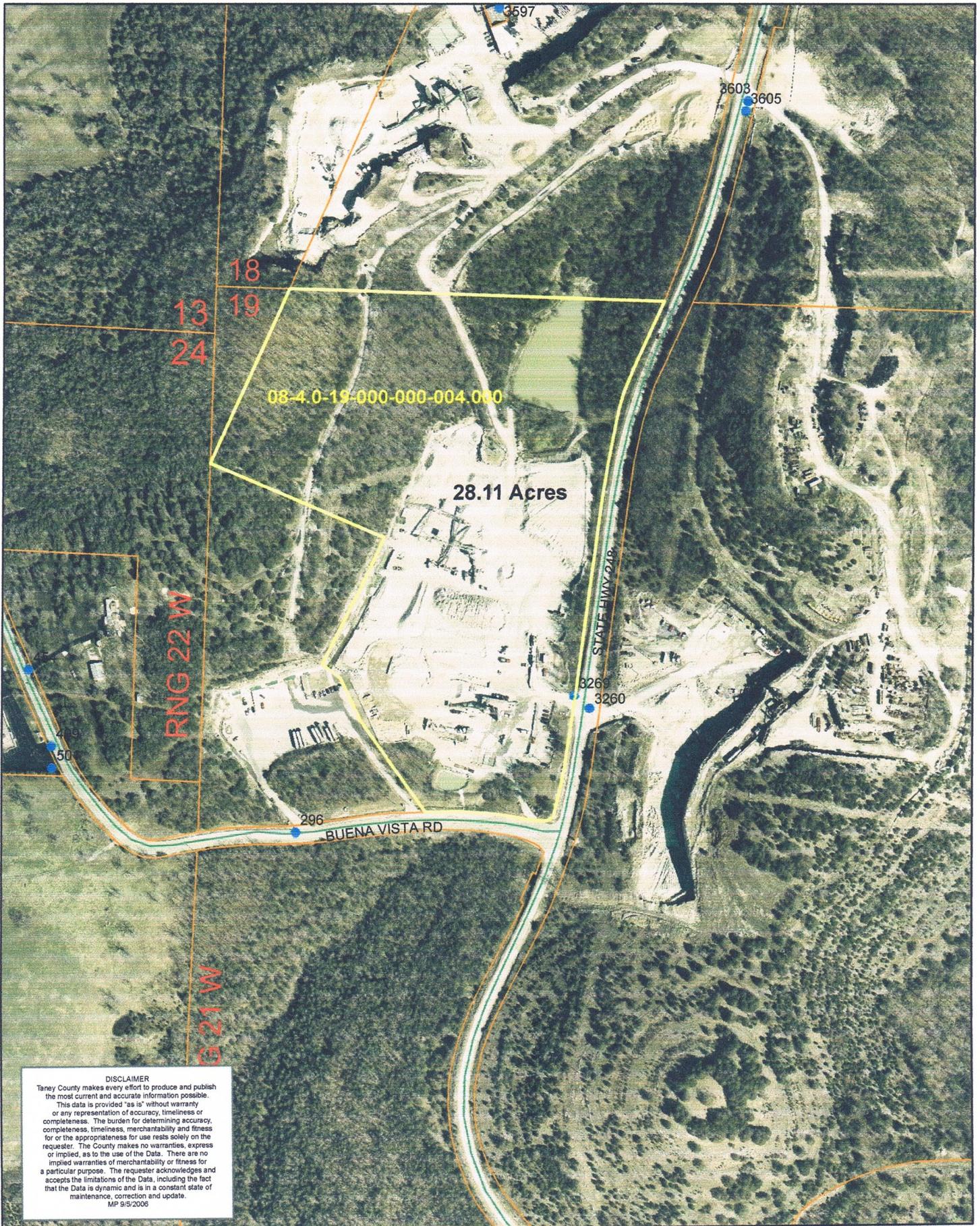
PROVIDE TRENCH PER UTILITY REQUIREMENTS FOR UTILITY PROVIDED CONDUIT. SEE DETAILS FOR MORE INFORMATION.

PROVIDE TRENCH 24" WIDE BY 48" DEEP PER UTILITY REQUIREMENTS FOR UTILITY PROVIDED CONDUITS. COORDINATE EXACT TRENCH REQUIREMENTS (SUCH AS TRENCHING, EXCAVATING AND BACKFILL) AND TRENCH LOCATION WITH OWNER REPRESENTATIVE AND UTILITY COMPANY PRIOR TO COMMENCEMENT OF WORK.

UTILITY PROVIDED EQUIPMENT. PROVIDE NECESSARY TRENCHING, EXCAVATING AND BACKFILL AS REQUIRED FOR UTILITY CONDUIT AND EQUIPMENT PLACEMENT. COORDINATE ALL WORK WITH OWNER REPRESENTATIVE AND UTILITY COMPANY PRIOR TO COMMENCEMENT OF WORK.



# The Mountain Complex LLC



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 MP 9/5/2006

10-4

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

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**NAME OF PROJECT:** BRASS LANTERN RESORT COMMUNITY

**NAME OF APPLICANT:** DANIEL WARNER  
*(Must be owner of record)*

**SIGNATURE:** *Daniel Warner* **DATE:** 2/22/10  
*(Must be owner of record)*

**MAILING ADDRESS:** 1272 BRASS LANTERN ROAD  
CEDAR CREEK, MO 65627

**TELEPHONE NUMBER:** 417-794-3700

**Representative Information**

**NAME OF REPRESENTATIVE:** TAMMY WARNER

**MAILING ADDRESS (rep.):** - SAME -

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

## Property Information

ACCESS TO PROPERTY (street # and name): \_\_\_\_\_

5133 BRASS LANTERN RD. CEDARCREEK MO 65627

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

2.84 AC.

PARCEL #: \_\_\_\_\_

(This number is on the top left hand corner of your property tax statement)

SECTION: \_\_\_\_\_ TOWNSHIP: \_\_\_\_\_ RANGE: \_\_\_\_\_

25

22

20

NAME OF SUBDIVISION (if applicable): \_\_\_\_\_

Jannie B. Jones

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

14

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

- Commercial     Multi-Family     Residential     Agricultural  
 Multi-Use     Municipality

### SEWAGE DISPOSAL SYSTEM:

- PROPOSED  Treatment Plant     Individual  
 Central Sewer: District # \_\_\_\_\_

### WATER SUPPLY SYSTEM:

- PROPOSED  Community Well     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: \_\_\_\_\_

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Adding four residential building lots to our resort property, Lot 14 in the Johnnie B. Jones subdivision in Cedar creek, mo.

The four new lots will include access to community water and sewer treatment plant, which will be bonded upon project approval.

The Brass Lantern Resort parent parcel will remain unchanged. Future development plans include connecting the existing structures to the community water and sewer treatment plant upon it's completion. The parent parcel is slightly less than the 2-Acre minimum due to vacating additional road easements to 50'.



# Brass Lantern Resort Community



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

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**NAME OF PROJECT:** Canine Country

**NAME OF APPLICANT:** Richard & Martha Deppe  
(Must be owner of record)

**SIGNATURE:** Martha Deppe **DATE:** 2-24-10  
(Must be owner of record)

**MAILING ADDRESS:** 575 Beaumont Ln.  
Branson, MO 65616

**TELEPHONE NUMBER:** 417-332-0170

#### **Representative Information**

**NAME OF REPRESENTATIVE:** \_\_\_\_\_

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

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

## Property Information

ACCESS TO PROPERTY (street # and name): \_\_\_\_\_

575 Beaumont Ln. Branson, MO 65616

Number of Acres (or sq. ft. of lot size): 4.56 acres

PARCEL #: 08-3.0-05-000-000-031.003

(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: 5 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): Emercy Creek Glades

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 # \_\_\_\_\_

### WATER SUPPLY SYSTEM:

- Community Well     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: \_\_\_\_\_

*Canine Country will provide pet grooming, boarding, and training services to Branson and the surrounding area.*

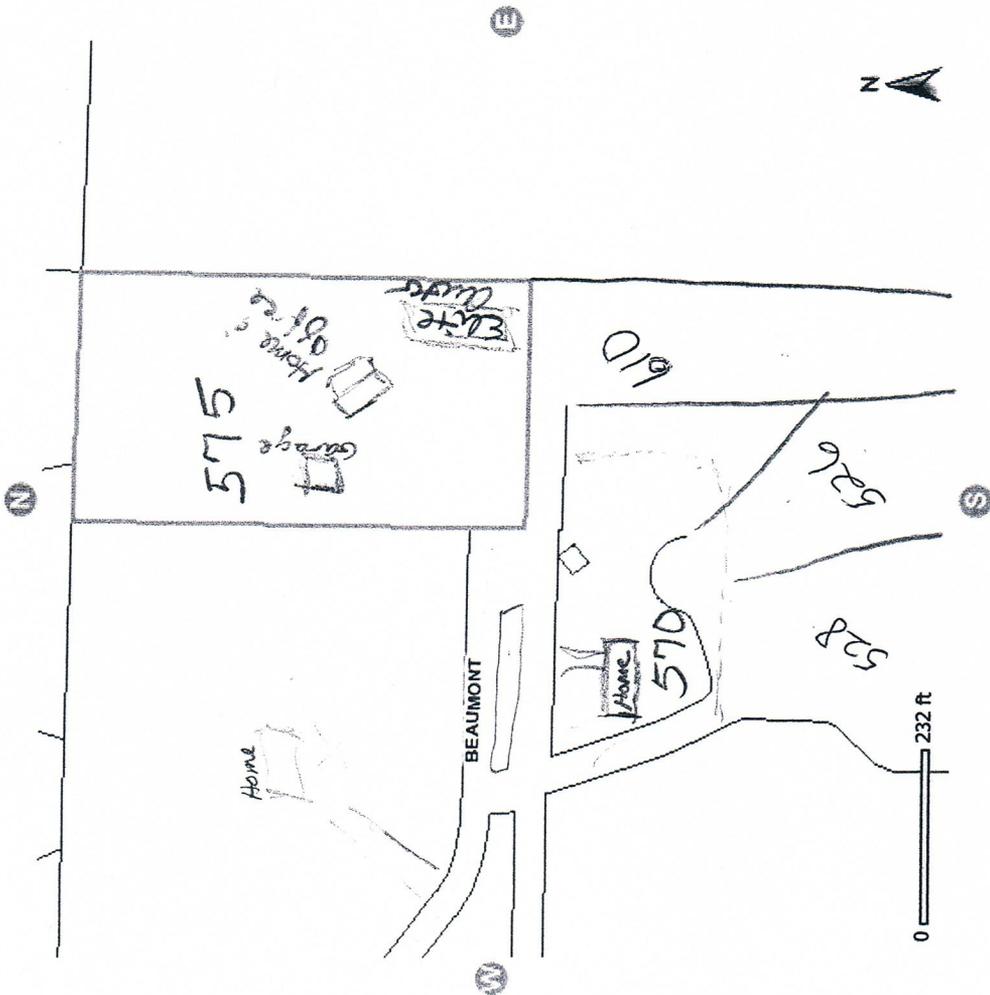
*This facility will eventually consist of kennel buildings featuring 100 dog runs, cat room, kitchen, grooming shop, and training area.*

*In April of 2010 grooming, training, & boarding will be offered from home. Five 4'x8' runs & air conditioning will be added to the heated 28' x 30' garage. I will continue to teach the Branson Parks & Recreation Basic Dog Obedience class beginning March 31, 2010 and the Gibson Tech Center Dog Obedience Training class beginning March 25, 2010.*

*Construction will begin in the fall of 2010 on the first building stage. This will include the reception area, kitchen, grooming room, 30 indoor dog runs, cat room, and outdoor double fenced dog runs.*

*The second construction stage will add 40 indoor outdoor runs.*

*The third construction will complete the project with the addition of 30 indoor runs & indoor training area.*



**Summary**

Parcel ID 08-3-0-05-000-000-031.003  
 Sec/Twp/Rng 5-23-21  
 Property Address 575 BEAUMONT LN  
 BRANSON

Alternate ID N/A  
 Class  
 Acreage 4.56

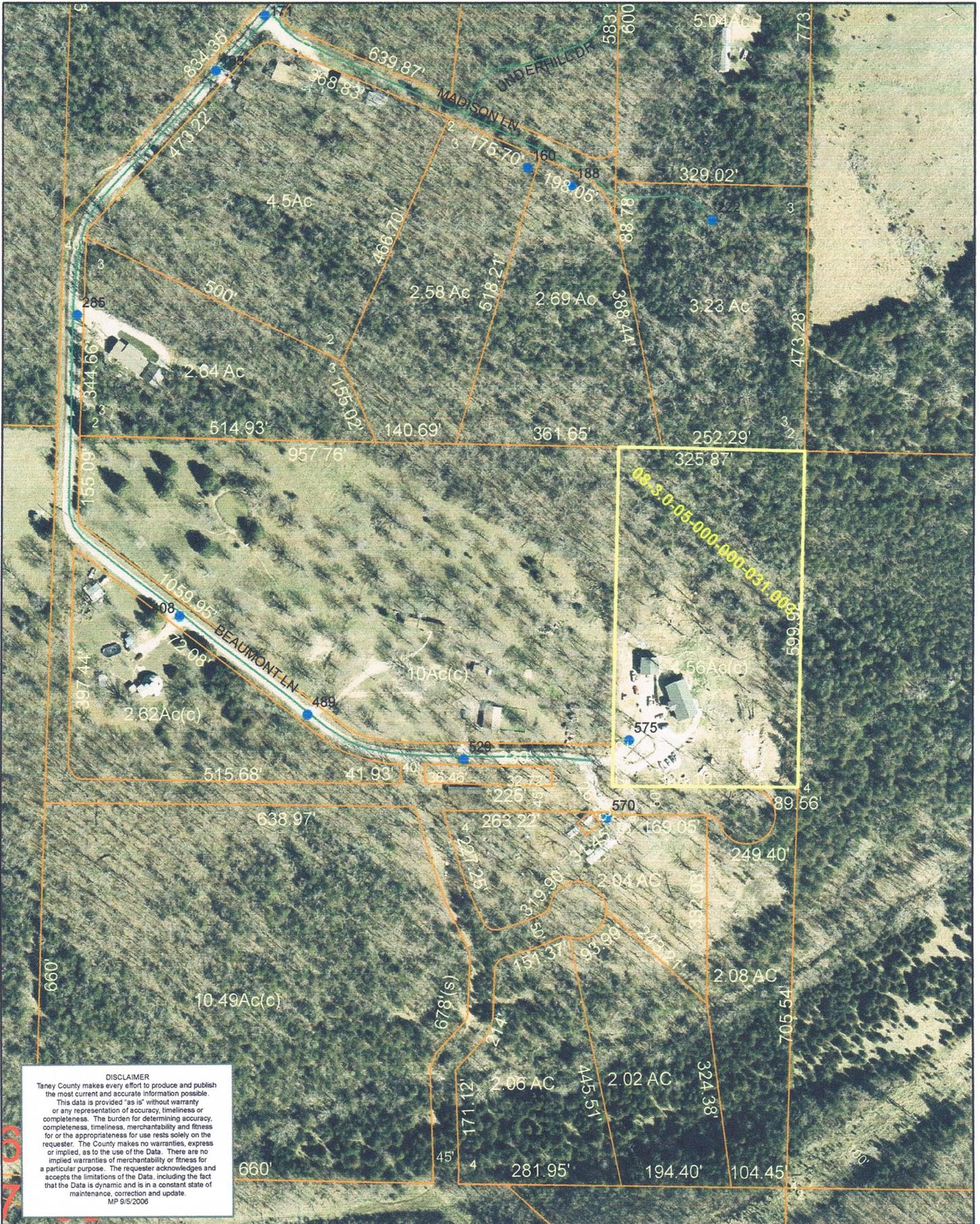
Owner Name DEPPE MARTHA E & RICHARD ERNEST  
 Owner Address DEPPE MARTHA E & RICHARD ERNEST  
 575 BEAUMONT LN  
 BRANSON MO 65616-8181

District 4CWX  
 Brief Tax Description CRABWELL CORNERS PT LT 10; REPLAT OF LTS 5,6,7,9

(Note: Not to be used on legal documents)



# Canine Country



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