



## 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**  
**PUBLIC HEARING**  
**MONDAY, FEBRUARY 9, 2009, 7:00 P.M.**  
**COUNTY COMMISSION HEARING ROOM**  
**TANEY COUNTY COURTHOUSE**

Call to Order:

*Establishment of Quorum*

*Explanation of Public Hearing Procedures*

Annual Review of Permits:

*Administrator's Report*

*Year End Permit Summary*

*Five Year Comparison*

*Division I Breakdown*

*Summary of Board of Adjustment Decisions*

*Report on Extensions*

*Report on Notice of Violations*

Public Hearing:

*Code Updates:*

*Subdivision of Land Amendment*

*Amendment for Future Road Standards*

*Scoring Amendment*

*Planning Commission and Board of Adjustment Bylaws*

*Other Possible Topics of Discussion*

**General Public Discussion**

Old and New Business:

*Chuck Pennel: Nick Plummer/Southern Oaks Replat of Lot 29  
and Road Vacation*

Adjournment.



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The following is a summary of the caseload that has occurred in the Planning Department for the year 2008. Please find attached reports outlining Division I, II, III, permits issued and for the Board of Adjustment.

In 2008 there were 72 Division III permits applied for, with 50 approvals, 6 denials, 10 abandoned, and 6 pending. There were 27 cases on the Board of Adjustment agendas with 12 variance request, 7 appeals, and 6 requests for rehearing/reconsideration. Of these cases 7 were approved and the rest were denied. It should be mentioned that some of the cases appeared on the agenda more than once for various reason but each case was dealt with in some manner at the meeting corresponding to the agenda.

Access to a scanner has been severely limited this year and as such we now have a back log of Division I and Division II permits needing to be scanned into the system. This will be an area of concern to be focused on in 2009.

The Taney County Development Guidance Code received a major face lift this year and became interactive on our website. We believe this will help to end confusion and concern over areas in the previous book that appeared to contradict each other. The Planning Department web site is continually updated with information such as minutes, meeting agendas, staff reports for both boards and permits issued.

During 2008 our staff was task by the elected commissioners and by court order to “strictly adhere” to our code book. This has necessitated the implementation of pre-application conferences and scoring of all projects presented in the Division III process. In undertaking this task it was necessary to develop accurate scoring sheets that were consistent with the information contained in the code book. We feel we have a viable system but feel that some of the relative policies may need to be updated, removed or reassigned as to value.

In 2008 we recorded a major change to the existing height amendment and the recording of all outstanding changes to the Development Guidance Code that had not been duly recorded. As we look forward to the February 2009 work session we realize there are some needs in the area of division of land, some definitions in the code, the reworking of both sets of bylaws for the two boards and a needed section on condominium developments. Recent developments in Stone County have prompted discussion and preliminary investigation into the possibility of a new Comprehensive Plan and the probable need to revamp the way Taney County administers Planning and Zoning. That being said it is my recommendation that we try and make the “needed” fixes to the code book and continue as we have until we have clear direction as to the path Taney County chooses to take.

Lastly, 2008 saw the retirement and ultimately the passing of Kurt Larsen leaving the Planning staff one person short from our previous level of six. Research of the nuisance ordinance cases has been transferred to our office and became part of the responsibilities of our compliance inspector Keith Crawford. In December Keith's employment with the County was terminated and now we are two people short of our original six full time positions. Be advised that at this time we have little to no activity as far as nuisance complaints are concerned. Attached is a comparison sheet of the major areas of the Planning office from 2007 thru 2008 and you can see that many areas are down somewhat with the division I permits down by more than 50%. While this may look as if there would now be ample time to relax please remember the extra steps that are now required not only for Division III but also for the other permit areas. Please take the opportunity to review the attached data and as always if we can be of assistance with any questions please contact our office.

Eddie

## 2008

| Category                 | 2007         | 2008         | % Prev Yr. |
|--------------------------|--------------|--------------|------------|
| Division III             | 79           | 72           | 91.14%     |
| Division II              | 96           | 206          | 214.58%    |
| Division I               | 589          | 281          | 47.71%     |
| BOA                      | 34           | 20/6         | 76.47%     |
| Land Dist.               | 28           | 25           | 89.29%     |
| Final Plats              | 94           | 36           | 38.30%     |
| Amended Plats            | 21           | 10           | 47.62%     |
| Minor Subs               | 17           | 15           | 88.24%     |
| Replats                  | 18           | 7            | 38.89%     |
| Extensions               | 13/24        | 19 III       | 146.15%    |
| Flood Plain              | 0            | 1            | 100.00%    |
| Notice of Violation      | 16           | 48           | 300.00%    |
| Letters of Correction    | 8            | 25           | 312.50%    |
| Security Deposit balance | \$147,200.00 | \$242,000.00 | 164.40%    |
| Permit Fees              | \$24,460.00  |              | 0.00%      |

2008 final plats 55 came from 4 condo Projects Long Creek (14) Branson Canyon (6), Academy Commons (15) and Fieldstone2 Branson Creek(20)

Letters of correction and Notice of Violations were assigned to the compliance inspector

## 2008

| Category                 | 1st quarter | 2nd quarter | 3rd quarter | 4th quarter | Total             |
|--------------------------|-------------|-------------|-------------|-------------|-------------------|
|                          | 2008 (2007) | 2008 (2007) | 2008 (2007) | 2008 (2007) | 2008 (2007)       |
| Division III             | 23 (13)     | 19 (27)     | 15 (16)     | 15 (23)     | 72 (79)           |
| Division II              | 20 (35)     | 94 (26)     | 82 (24)     | 10 (11)     | 206 (96)          |
| Division I               | 85 (197)    | 72 (140)    | 76 (117)    | 48 (135)    | 281 (589)         |
| BOA                      | 4 (3)       | 6 (9)       | 10 (10)     | 7 (12)      | 27 (34)           |
| Land Dist.               | 7 (8)       | 10 (12)     | 3 (5)       | 5 (2)       | 25 (27)           |
| Final Plats              | 7 (13)      | 15 (31)     | 7 (36)      | 7 (14)      | 30 (94)           |
| Amended Plats            | 3 (7)       | 5 (8)       | 2 (2)       | 0 (4)       | 10 (21)           |
| Minor Subs               | 2 (5)       | 6 (5)       | 2 (3)       | 5 (4)       | 15 (17)           |
| Replats                  | 1 (3)       | 1 (4)       | 1 (7)       | 2 (4)       | 5 (18)            |
| Extensions               |             |             |             |             | 19 (13/24)        |
| Flood Plain              |             |             |             |             | 1 (0)             |
| Notice of Violation      |             |             |             |             | 48 (16)           |
| Letters of Correction    |             |             |             |             | 28 (8)            |
| Security Deposit balance |             |             |             |             | \$242,000.00      |
| Permit Fees              |             |             |             |             | \$20.9K (\$24.5K) |

2007 final plats 55 came from 4 condo Projects Long Creek (14) Branson Canyon (6), Academy Commons (15) and Fieldstone2 Branson Creek(20)

2008 division II we had three condo developments which pulled multiple permits at one time. Trophy Run (74) Riverpointe Cottages (27), and Branson Canyon (26). While this would lessen the load at the time of issuance this will necessitate the issuance of permit extensions for buildings not completed (Trophy run has almost finished 2 buildings which leaves 72 open permits), and will increase the amount of final plats in 2009.

Letters of correction and Notice of Violations were assigned to the compliance inspector

## Totals for 2008 Division I Permits

### Structure Type

|                    |     |
|--------------------|-----|
| Single Family Home | 113 |
| Mobile Home        | 48  |
| Additions          | 28  |
| Barn               | 4   |
| Carport            | 9   |
| Decks              | 7   |
| Garage             | 40  |
| Shed               | 10  |
| Shop               | 2   |
| Storage            | 10  |
| Other              | 10  |
| TOTAL              | 281 |

### Single Family Homes

|          |           |
|----------|-----------|
| Average  | 2168sq ft |
| Largest  | 5800sq ft |
| Smallest | 448sq ft  |

| PZ_PERMIT NUMBER | COMPUTER ENTRY DATE | APPL / REP NAME             | Situs Address          | STRUCTURE TYPE | SIZE       |
|------------------|---------------------|-----------------------------|------------------------|----------------|------------|
| 08-0011          | 4-Jan-08            | Amy Unruh                   | 1858 Timberlake Rd     | Addition       | 960 sq ft  |
| 08-0021          | 11-Jan-08           | Carol Orr - Kirk Keyser     | 508 Coffee Rd          | SFH            | 1800 sq ft |
| 08-0031          | 11-Jan-08           | Blair Liebe                 | 890 Davis Rd           | MH             | 1344 sq ft |
| 08-0041          | 22-Jan-08           | Beanland Construction       | 146 Beaumont Ln        | Garage         | 720 sq ft  |
| 08-0051          | 22-Jan-08           | Scott & Leah Ryan           | 384 Lone Pilgrim Rd    | Garage         | 1200 sq ft |
| 08-0061          | 22-Jan-08           | John Scholtz                | 177 Darla              | MH             | 1792 sq ft |
| 08-0071          | 22-Jan-08           | Reece Construction LLC      | 566 Guillian           | Garage         | 960 sq ft  |
| 08-0081          | 22-Jan-08           | Chetc Custom Homes          | 138 Longshore Dr       | SFH            | 4000 sq ft |
| 08-0091          | 22-Jan-08           | Mickey Weiss                | 548 Red Bluff Rd       | SFH            | 3776 sq ft |
| 08-0101          | 22-Jan-08           | Chuck Pennel                | 440 Holstein Dr        | SFH & Barn     | 3650 sq ft |
| 08-0111          | 22-Jan-08           | Charles Stiffler            | 177 Brockman Rd        | Garage/Carport | 926 sq ft  |
| 08-0121          | 22-Jan-08           | George Carpenter Jr         | 534 Dallas Rd          | Garage         | 1500 sq ft |
| 08-0131          | 30-Jan-08           | Victor Espino               | 244 Aster Cir          | MH             | 924 sq ft  |
| 08-0141          | 30-Jan-08           | Zachariah & Jennifer Yarger | 120 Shady Springs Rd   | SFH            | 1500 sq ft |
| 08-0151          | 30-Jan-08           | Melton Pulliam              | 559 Ranchview          | Garage         | 1150 sq ft |
| 08-0161          | 30-Jan-08           | Dale Christensen            | 1205 Lake Point Rd     | Shed           | 192 sq ft  |
| 08-0171          | 30-Jan-08           | Bonnie McCray               | 129 Valley View        | MH             | 980 sq ft  |
| 08-0181          | 30-Jan-08           | William Hudson              | 170 Woodview Dr        | Garage         | 1200 sq ft |
| 08-0191          | 30-Jan-08           | Charles Smith               | 503 Deer Run ave       | Addition       | 192 sq ft  |
| 08-0201          | 4-Feb-08            | Rocky & Linda Clary         | Lawton Rd              | MH             | 900 sq ft  |
| 08-0211          | 4-Feb-08            | Rocky & Linda Clary         | Lawton Rd              | MH             | 900 sq ft  |
| 08-0221          | 4-Feb-08            | Rocky & Linda Clary         | Lawton Rd              | MH             | 900 sq ft  |
| 08-0231          | 4-Feb-08            | Rocky & Linda Clary         | Lawton Rd              | MH             | 900 sq ft  |
| 08-0241          | 4-Feb-08            | Rocky & Linda Clary         | Lawton Rd              | MH             | 900 sq ft  |
| 08-0251          | 4-Feb-08            | Rocky & Linda Clary         | Lawton Rd              | MH             | 900 sq ft  |
| 08-0261          | 6-Feb-08            | Jesse W Carender            | 1550 State Hwy K       | Garage         | 576 sq ft  |
| 08-0271          | 6-Feb-08            | Faye Cole                   | 14533 State Hwy 76     | MH             | 1344 sq ft |
| 08-0281          | 6-Feb-08            | Traci Canote                | 1257 Acacia Club Rd    | SFH            | 2332 sq ft |
| 08-0291          | 13-Feb-08           | Bobby J Pride               | 118 Trigger Cove Rd    | Garage         | 1200 sq ft |
| 08-0291A         | 28-Mar-08           | Petra Homes                 | 415 Tranquil Ln        | SFH            | 5383 sq ft |
| 08-0301          | 13-Feb-08           | Michael Ipock               | 222 Coffee Rd          | Workshop       | 2000 sq ft |
| 08-0311          | 14-Feb-08           | Jack Johnston               | 235 Tranquill          | SFH            | 1990 sq ft |
| 08-0321          | 14-Feb-08           | Rick Treese Construction    | 180 Bertie Day Rd      | Addition       | 392 sq ft  |
| 08-0331          | 14-Feb-08           | Sharon Moore                | 2191 Lake Shore Dr     | Storage Bldg   | 1200 sq ft |
| 08-0341          | 14-Feb-08           | Frank Preston               | 165 State Hwy 176      | MH             | 1100 sq ft |
| 08-0351          | 14-Feb-08           | Monty Lamb                  | 264 Summerbrooke       | SFH            | 2200 sq ft |
| 08-0361          | 19-Feb-08           | Eric Wright                 | 1155 State Hwy H       | Shop Building  | 1800 sq ft |
| 08-0371          | 22-Feb-08           | Jose A Garcia               | 298 Redbud St          | MH             | 2440 sq ft |
| 08-0381          | 22-Feb-08           | Stillwater Construction Inc | 127 Spring Rd          | Garage         | 572 sq ft  |
| 08-0391          | 22-Feb-08           | P Douglas Associates LLC    | 175 Johnson Rd         | SFH            | 3185 sq ft |
| 08-0401          | 22-Feb-08           | P Douglas Associates LLC    | 157 Johnson Rd         | SFH            | 3185 sq ft |
| 08-0411          | 22-Feb-08           | P Douglas Associates LLC    | 137 Johnson Rd         | SFH            | 3185 sq ft |
| 08-0421          | 22-Feb-08           | Mariella Mize               | 921 Lake Ranch Rd      | SFH            |            |
| 08-0431          | 22-Feb-08           | Steven Harris               | 290 Blackberry Ln      | MH             | 1980 sq ft |
| 08-0441          | 29-Feb-08           | Theodore E Iverson          | 815 Blackwell Ferry Rd | Addition to MH | 560 sq ft  |
| 08-0451          | 29-Feb-08           | Rolland McCleave            | 691 Taneycomo Rd       | Garage         | 420 sq ft  |
| 08-0461          | 29-Feb-08           | John & Lindia Mathes        | 462 Jellystone         | Addition to MH | 208 sq ft  |
| 08-0471          | 29-Feb-08           | Cliff Stiffler              | 1250 Yandell Cove Rd   | Garage         | 468 sq ft  |
| 08-0481          | 29-Feb-08           | Michael P Jackson           | 422 Oak Bluff Rd       | Shed           | 504 sq ft  |
| 08-0491          | 29-Feb-08           | Donald Nienaber             | 148 Hill Dr            | SFH            | 958 sq ft  |

| PZ_PERMIT NUMBER | COMPUTER ENTRY DATE | APPL / REP NAME           | Situs Address          | STRUCTURE TYPE | SIZE       |
|------------------|---------------------|---------------------------|------------------------|----------------|------------|
| 08-050I          | 29-Feb-08           | David W Henderson         | 228 Cabin Ln           | Garage/Shed    |            |
| 08-051I          | 10-Mar-08           | Darrell D Olesen          | 120 Redbud Ln          | Addition       | 300 sq ft  |
| 08-052I          | 10-Mar-08           | Jim Holland               | 134 Edwards            | MH             | 1104 sq ft |
| 08-053I          | 10-Mar-08           | Ronald L Goddard          | 41065 US Hwy 160       | Garage         | 1440 sq ft |
| 08-054I          | 10-Mar-08           | Richard & Janice Peterson | 460 Davis Rd           | Garage         | 1680 sq ft |
| 08-055I          | 10-Mar-08           | George Cantu              | 375 Cattail Ln         | Carport        | 418 sq ft  |
| 08-056I          | 10-Mar-08           | Willow Creek Custom Homes | 270 Fairlawn           | SFH            | 2200 sq ft |
| 08-057I          | 10-Mar-08           | Branson Home Builders LLC | 168 Hackberry Ln       | SFH            | 2200 sq ft |
| 08-058I          | 10-Mar-08           | Branson Home Builders LLC | 161 Hackberry LN       | SFH            | 2200 sq ft |
| 08-059I          | 10-Mar-08           | Branson Home Builders LLC | 150 Hackberry Ln       | SFH            | 2200 sq ft |
| 08-060I          | 10-Mar-08           | Branson Home Builders LLC | 135 Caterpillar Ln     | SFH            | 2200 sq ft |
| 08-061I          | 10-Mar-08           | Branson Home Builders LLC | 149 Caterpillar Ln     | SFH            | 2200 sq ft |
| 08-062I          | 10-Mar-08           | Branson Home Builders LLC | 109 Crossbow Ct        | SFH            | 2200 sq ft |
| 08-063I          | 10-Mar-08           | Gene Blair                | 186 Boston Rd          | SFH            | 1300 sq ft |
| 08-064I          | 14-Mar-08           | Steve Allmon              | 2336 Stehle Rd         | SFH            | 1440 sq ft |
| 08-065I          | 14-Mar-08           | Shannon C Welch           | 338 Songbird Dr        | Garage         | 600 sq ft  |
| 08-066I          | 14-Mar-08           | Jerry Scott               | 987 Victor Church Rd   | Storage Bldg   | 128 sq ft  |
| 08-067I          | 14-Mar-08           | Aaron Kaylor              | 778 Carlton Rd         | Garage         | 2000 sq ft |
| 08-068I          | 14-Mar-08           | Richard Osenga            | 229 Concord Ave        | Shop Building  | 616 sq ft  |
| 08-069I          | 14-Mar-08           | Mark & Ora Lopacinski     | 178 5th Ave            | Addition to MH | 613 sq ft  |
| 08-070           | 21-Mar-08           | Russell Iverson           | 301 River Ranch Rd     | MH             | 1404 sq ft |
| 08-071I          | 21-Mar-08           | Mark Hubbard              | 1060 Good Night Hollow | SFH            | 2000 sq ft |
| 08-072I          | 21-Mar-08           | Select Suites Inc         | 5329 State Hwy 165     | Carport        | 252        |
| 08-073I          | 21-Mar-08           | James & Carla Allen       | 1783 Bear Creek Rd     | Addition       | 1776 sq ft |
| 08-074I          | 21-Mar-08           | Brian G White             | 624 Myrtle St          | Addition       | 1350 sq ft |
| 08-075I          | 21-Mar-08           | Yettieve Powers           | 185 Starview Dr        | MH             | 340 sq ft  |
| 08-076I          | 21-Mar-08           | Jeff Godfrey              | 1106 Good Night Hollow | SFH & Garage   | 2025 sq ft |
| 08-077I          | 25-Mar-08           | Harold Lincoln            | 1244 Savage Rd         | Barn           | 5240 sq ft |
| 08-078I          | 25-Mar-08           | King Built Properties     | 1166 Newbury Rd        | SFH            | 5800 sq ft |
| 08-079I          | 25-Mar-08           | Rusty Burrow              | 130 Gabriel Ln         | Addition       | 600 sq ft  |
| 08-080I          | 28-Mar-08           | Linda Church              | 2594 State Hwy F       | Addition       | 864 sq ft  |
| 08-082I          | 28-Mar-08           | Daniel & Janice Morris    | 122 Timber Ridge       | Shed           | 1260 sq ft |
| 08-083I          | 28-Mar-08           | Franklin Williams         | 371 Blue Ridge Dr      | Deck           | 200 sq ft  |
| 08-084I          | 28-Mar-08           | Branson Development LLC   | 250 Golf Club Dr       | SFH            | 3800 sq ft |
| 08-085I          | 28-Mar-08           | Kenny Dixon               | 285 Willard            | SFH            | 1556 sq ft |
| 08-086I          | 5-Apr-08            | James O'Donnell           | 175 Anthony Way        | Shed           | 100 sq ft  |
| 08-087I          | 5-Apr-08            | George & Rebecca Beasley  | 8634 Historic Hwy 165  | MH             | 1344 sq ft |
| 08-088I          | 5-Apr-08            | David Easley              | 989 Beaver Creek Ranch | SFH            | 1152 sq ft |
| 08-089I          | 5-Apr-08            | Kenneth McCue/Starwood    | 2111 Acacia Club Rd    | SFH            | 1588 sq ft |
| 08-090I          | 5-Apr-08            | Kenneth Flowers           | 1619 Lake Ranch Rd     | Storage Bldg   | 312 sq ft  |
| 08-091I          | 3-Apr-08            | Janet & Larry Ray         | 616 Baker St           | Addition       | 280 sq ft  |
| 08-092I          | 10-Apr-08           | Ozark Mountain Homes Inc  | 269 Summerbrooke Ln    | SFH            | 1655 sq ft |
| 08-093I          | 10-Apr-08           | Ozark Mountain Homes Inc  | 278 Willowbrooke       | SFH            | 1681 sq ft |
| 08-094I          | 10-Apr-08           | Tammy Cornell             | 579 Hillcrest Dr       | SFH            | 1200 sq ft |
| 08-095I          | 10-Apr-08           | Paul Krueger              | 300 Cedar Meadows      | SFH            | 2300 sq ft |
| 08-096I          | 11-Apr-08           | Elmer L Vincent           | 191 Starview Dr        | Garage         | 192 sq ft  |
| 08-097I          | 21-Apr-08           | Emaline Hampton           | 279 Mill Hollow        | Addition       | 288 sq ft  |
| 08-098I          | 21-Apr-08           | Patrick Betz              | 2799 Pine Top Rd       | Addition       | 480 sq ft  |
| 08-099I          | 21-Apr-08           | Jeff Brown/Hammercat Inc  | 332 Fox Trl            | SFH            | 2400 sq ft |
| 08-100I          | 21-Apr-08           | David Rozell              | 213 Honeysuckle Ln     | Storage Bldg   | 120 sq ft  |

| PZ_PERMIT<br>NUMBER | COMPUTER<br>ENTRY DATE | APPL / REP NAME                | Situs Address           | STRUCTURE<br>TYPE | SIZE       |
|---------------------|------------------------|--------------------------------|-------------------------|-------------------|------------|
| 08-1011             | 23-Apr-08              | Tomas Maldonado                | 308 Redbud              | SFH               | 1628 sq ft |
| 08-1021             | 21-Apr-08              | Gilmore A Braaten              | 155 Beaver Pass         | Carport           | 780 sq ft  |
| 08-1031             | 21-Apr-08              | Franklin Williams              | 371 Blue Ridge Dr       | Shed              | 120 sq ft  |
| 08-1041             | 21-Apr-08              | Nelson Rickel                  | 7396 Protem Cedar       | SFH               | 1800 sq ft |
| 08-1051             | 23-Apr-08              | Dustin Smith                   | 403 Shore Rd            | MH                | 1456 sq ft |
| 08-1061             | 23-Apr-08              | Ryan Culler                    | 1010 Sanders Rd         | Addition          | 672 sq ft  |
| 08-1071             | 23-Apr-08              | Paul Reffitt                   | 1414 Jones Rd           | MH                | 1268 sq ft |
| 08-1081             | 23-Apr-08              | Kevin O'Connor                 | 373 Mt Branson Dr       | Shed              | 192 sq ft  |
| 08-1091             | 23-Apr-08              | Jimmy & Jennifer Loving        | 264 Woodbury Dr         | SFH               | 3000 sq ft |
| 08-1101             | 25-Apr-08              | Silverstone Custom Homes       | 400 Northview           | SFH               | 3213 sq ft |
| 08-1111             | 25-Apr-08              | Mastercraft Custom Homes Inc   | 411 Flat Rock Rd        | SFH               | 2000 sq ft |
| 08-1121             | 25-Apr-08              | Andy Metcalfe                  | 155 Boo Boo             | Addition          | 320 sq ft  |
| 08-113BI            | 25-Apr-08              | Gene Calhoun                   | 721 Noland              | SFH               | 3830 sq ft |
| 08-1131             | 5-May-08               | Diane Digman                   | 651 Taneycomo Rd        | Deck              | 1540 sq ft |
| 08-1141             | 6-May-08               | Jeremy & Stephanie Chambers    | 476 Deborahs Way        | SFH               | 2500 sq ft |
| 08-1151             | 6-May-08               | John Barry Vogt                | 564 Devils Pool Rd      | SFH               | 960 sq ft  |
| 08-1161             | 6-May-08               | Reed Custom Homes              | 904 Casey Rd            | SFH               | 1400 sq ft |
| 08-1171             | 12-May-08              | Oakmont Hills Resort           | 161 Oakmont Hills Dr    | SFH               | 1364 sq ft |
| 08-1181             | 12-May-08              | Oakmont Hills Resort           | 151 Oakmont Hills Dr    | SFH               | 1364 sq ft |
| 08-1191             | 12-May-08              | Oakmont Hills Resort           | 265 Freund Dr           | SFH               | 1260 sq ft |
| 08-1201             | 12-May-08              | Oakmont Hills Resort           | 254 Freund Dr           | SFH               | 1300 sq ft |
| 08-1211             | 12-May-08              | Oakmont Hills Resort           | 255 Freund Dr           | SFH               | 1296 sq ft |
| 08-1221             | 12-May-08              | Brandon Kerron                 | 8762 State Hwy 176      | MH                | 2090 sq ft |
| 08-1231             | 12-May-08              | David Howell                   | 180 Pike                | Carport           | 360 sq ft  |
| 08-1241             | 16-May-08              | William & Jean Kaul            | 173 Pershing Dr         | Garage            | 576 sq ft  |
| 08-1251             | 16-May-08              | John Erwin SR                  | 2287 Hulls Ford Rd      | SFH               | 1090 sq ft |
| 08-1261             | 16-May-08              | Mike Haldiman Homes LLC        | 343 Bridgeview          | Addition          | 480 sq ft  |
| 08-1271             | 16-May-08              | Randall & Brandi Martin        | 353 Cougar Trails West  | SFH               | 1588 sq ft |
| 08-1281             | 20-May-08              | Wayne & Rene Yonkie            | 750 Yandell Cove Rd     | SFH               | 1500 sq ft |
| 08-1291             | 20-May-08              | HTI Enterprises LLC            | 131 Ellen Ct            | SFH               | 1450 sq ft |
| 08-1301             | 20-May-08              | HTI Enterprises LLC            | 151 Ellen Ct            | SFH               | 1450 sq ft |
| 08-1311             | 20-May-08              | Frank McMahon                  | 5557 State Hwy T        | Garage            | 576 sq ft  |
| 08-1321             | 20-May-08              | Roger Scott                    | 201 Walnut Dr           | MH                | 1508 sq ft |
| 08-1331             | 20-May-08              | Masterpiece Builders Inc       | 434 Summer Brooke       | SFH               | 2220 sq ft |
| 08-1341             | 30-May-08              | Stacey Sullivan                | 2164 Yandell Cove       | SFH               | 1600 sq ft |
| 08-1351             | 30-May-08              | Barbara Jernigan               | 232 Bent Oak Rd         | Addition          | 492 sq ft  |
| 08-1361             | 30-May-08              | Stillwater Construction Inc    | 159 Deer Creek Trl      | SFH               | 1717 sq ft |
| 08-1371             | 6-Jun-08               | Clifford Smith                 | 685 Iowa Colony Rd      | Shed              | 288 sq ft  |
| 08-1381             | 6-Jun-08               | Glenn or Jackie Pyle           | 290 Sunset Dr           | SFH               | 1920 sq ft |
| 08-1391             | 6-Jun-08               | Eldo Rogers                    | 2191 Forsyth Taneyville | MH                | 1120 sq ft |
| 08-1401             | 6-Jun-08               | Willard Scurlock               | 201 N Rainbow dr        | SFH               | 1008 sq ft |
| 08-1411             | 16-Jun-08              | LNG Properties LLC             | 581 Holts Lake Dr       | SFH               | 1810 sq ft |
| 08-1421             | 16-Jun-08              | Carlis Gross                   | 227 Thunderbird         | MH                | 1120 sq ft |
| 08-1431             | 16-Jun-08              | Kevin Orduno                   | 1950 Deer Ln            | Garage            | 1250 sq ft |
| 08-1441             | 16-Jun-08              | Bobby Gross                    | 459 Huntington Dr       | SFH               | 1550 sq ft |
| 08-1451             | 16-Jun-08              | tom Caruso/Masterpiece Builder | 141 Split Rock Dr       | SFH               | 3600 sq ft |
| 08-1461             | 16-Jun-08              | Michael Jennings               | 730 Castle Rock Dr      | SFH               | 1500 sq ft |
| 08-1471             | 16-Jun-08              | Cecil Williams                 | 200 Brookfield Rd       | SFH               | 1984 sq ft |
| 08-1481             | 16-Jun-08              | Kimberlee Ann Williams         | 400 Brookfield Rd       | MH                | 1216 sq ft |
| 08-1491             | 16-Jun-08              | Doug Williams                  | 1899 State Hwy J        | SFH               | 1760 sq ft |

| PZ_PERMIT NUMBER | COMPUTER ENTRY DATE | APPL / REP NAME            | Situs Address         | STRUCTURE TYPE | SIZE       |
|------------------|---------------------|----------------------------|-----------------------|----------------|------------|
| 08-151I          | 20-Jun-08           | Jerry Dougherty            | 194 Anthony Way       | Addition       | 341 sq ft  |
| 08-152I          | 20-Jun-08           | Robert Melton              | 1722 State Hwy VV     | MH             | 1400 sq ft |
| 08-153I          | 20-Jun-08           | David Owen                 | 1128 Melody Mt Rd     | SFH            | 840 sq ft  |
| 08-154I          | 25-Jun-08           | Jack Johnston              | 6918 State Hwy H      | SFH            | 5400 sq ft |
| 08-155I          | 25-Jun-08           | CBMC                       | 119 Candy Ave         | Storm Shelter  | 700 sq ft  |
| 08-156I          | 26-Jun-08           | Mark Taylor                | 122 Beeler Rd         | Garage         | 592 sq ft  |
| 08-158I          | 26-Jun-08           | Myer Land Development      | 1823 N Sta te Hwy 265 | Temp office    | 600 sq ft  |
| 08-159I          | 9-Jul-08            | Terry Weir                 | 516 Clevenger Cove Rd | Shed           | 192 sq ft  |
| 08-160I          | 9-Jul-08            | John & Allyson Maxwell     | 1644 Blair Ridge Rd   | Garage         | 1728 sq ft |
| 08-161I          | 10-Jul-08           | Stewart Grimm/Paul Krueger | 445 Trigger Cove Rd   | SFH            | 2400 sq ft |
| 08-162I          | 9-Jul-08            | Robby Benoit               | 241 Shalimar Ct       | SFH            | 1679 sq ft |
| 08-163I          | 9-Jul-08            | David Eby                  | 1510 Emory Creek Blvd | SFH            | 1600 sq ft |
| 08-164I          | 9-Jul-08            | Donald Buckles             | 3350 Saints St        | Addition       | 720 sq ft  |
| 08-165I          | 10-Jul-08           | Roger Talbot               | 206 River Ranch Rd    | MH             | see folder |
| 08-166I          | 10-Jul-08           | Ken Barth                  | 200 Lonesome Pine Trl | SFH            | 4460 sq ft |
| 08-167I          | 10-Jul-08           | Scott Rossow               | 150 Parkside Dr       | Addition       | 572 sq ft  |
| 08-168I          | 10-Jul-08           | Ray Hunter                 | 152 Salem Rd          | SFH            | 3200 sq ft |
| 08-169I          | 10-Jul-08           | Jeff Bressler              | 567 Bristol Rd        | SFH            | 4500 sq ft |
| 08-170I          | 10-Jul-08           | Joel Dolloff               | 192 Comfort Ln        | SFH            | 1829 sq ft |
| 08-171I          | 11-Jul-08           | Gonzalez & Raelynne Hoo    | 272 Redbud St         | SFH            | 2200 sq ft |
| 08-172I          | 17-Jul-08           | Jill Gallagher             | 120 Beechwood         | MH             | 832 sq ft  |
| 08-173I          | 18-Jul-08           | Larry Coonrod              | 130 6th Ave           | Carport        | 624 sq ft  |
| 08-174I          | 18-Jul-08           | Kenny Portz                | 3971 State Hwy 176    | MH             | 2280 sq ft |
| 08-175I          | 18-Jul-08           | Ronald Bayne               | 451 Tranquil Ln       | SFH            | 5500 sq ft |
| 08-176I          | 30-Jul-08           | James Wilson               | 152 Hill Dr           | Carport        | 432 sq ft  |
| 08-177I          | 30-Jul-08           | Mark Walker                | 129 Bittersweet Dr    | SFH            | 3200 sq ft |
| 08-178I          | 30-Jul-08           | Gary Randall Reid          | 734 5 Brothers Rd     | SFH            | 1060 sq ft |
| 08-179I          | 30-Jul-08           | Ted Trosclair              | 109 Diamond Hill Ct   | Storage Bldg   | 192 sq ft  |
| 08-180I          | 30-Jul-08           | Linda Egelston             | 1162 Melody Mountain  | Addition       | 288 sq ft  |
| 08-181I          | 30-Jul-08           | Russell & Leann Reusch     | 580 Airport Rd        | Addition       | 480 sq ft  |
| 08-182I          | 30-Jul-08           | Karen Ritch                | 8006 Cliff Dr         | MH             | 1088 sq ft |
| 08-183I          | 30-Jul-08           | Taneycomo Terrace Inc      | 236 River Ranch Rd    | Addition       | see folder |
| 08-184I          | 30-Jul-08           | John Bledsoe               | 6387 State Hwy 176    | Garage         | 1200 sq ft |
| 08-185I          | 8-Aug-08            | Jackie Pierson             | 10091 E State Hwy 76  | MH             | 2016 sq ft |
| 08-186I          | 8-Aug-08            | Gary Stecklein             | 2151 Birmingham Rd    | Shed           | 336 sq ft  |
| 08-187I          | 8-Aug-08            | Richard Devore             | 114 Skunk Pass        | Deck           | 400 sq ft  |
| 08-188I          | 8-Aug-08            | Carlton Shull              | 156 Deano Rd          | Deck           | 192 sq ft  |
| 08-189I          | 8-Aug-08            | Melissa Stokes             | 125 Bamboo            | Addition       | 144 sq ft  |
| 08-190I          | 8-Aug-08            | Jeff Farquhar              | 213 Boston            | Garage         | 660 sq ft  |
| 08-191I          | 8-Aug-08            | Mastercraft Custom Homes   | 215 Split Rock        | SFH            | 4000 sq ft |
| 08-192I          | 8-Aug-08            | Mastercraft Custom Homes   | 216 Samaras Way       | SFH            | 2000 sq ft |
| 08-193I          | 8-Aug-08            | Coy Scott                  | 240 Kingfish          | MH             | 700 sq ft  |
| 08-194I          | 8-Aug-08            | Charles Mooney Const Inc   | 292 Mill Creek Rd     | SFH            | 3200 sq ft |
| 08-195I          | 8-Aug-08            | David Perkins              | 138 Essex LN          | MH             | 1280 sq ft |
| 08-196I          | 8-Aug-08            | David Peters               | 166 Hidden Meadows Dr | MH             | 2280 sq ft |
| 08-198I          | 8-Aug-08            | William Atkinson           | 233 Wilson St         | SFH            | 2597 sq ft |
| 08-199I          | 14-Aug-08           | Don & Sally Mortensen      | 791 Lake Point Rd     | MH & Garage    | 1800 sq ft |
| 08-201I          | 15-Aug-08           | McCue Custom Homes         | 245 Golf Club Dr      | SFH            | 3000 sq ft |
| 08-202I          | 28-Aug-08           | Charlie Pike               | 200 Valley Pk Dr      | MH             | 960 sq ft  |
| 08-203I          | 22-Aug-08           | Odel Edwards               | 262 Remington         | MH             | 2240 sq ft |

| PZ_PERMIT NUMBER | COMPUTER ENTRY DATE | APPL / REP NAME            | Situs Address          | STRUCTURE TYPE  | SIZE        |
|------------------|---------------------|----------------------------|------------------------|-----------------|-------------|
| 08-205I          | 3-Oct-08            | Jonathan Coxie             | 631 Fruit Farm Rd      | Deck            | 500 sq ft   |
| 08-206I          | 22-Aug-08           | Petra Homes LLC            | 155 Ventura Dr         | SFH             | 3062 sq ft  |
| 08-207I          | 22-Aug-08           | Justin Young               | 150 Trigger Cove       | SFH             | 2300 sq ft  |
| 08-208I          | 22-Aug-08           | Ashton Misplais            | 175 Deerfield Ln       | Deck            | 360 sq ft   |
| 08-209I          | 28-Aug-08           | Ben & Tara Roberts         | 145 Plantation Rd      | SFH             | 2000 sq ft  |
| 08-210I          | 28-Aug-08           | Dennis Thompson            | 111 Squirrel BLvd      | Addition to MH  | 920 sq ft   |
| 08-211I          | 23-Sep-08           | David Pfister              | 780 State Hwy O        | MH              | 2200 sq ft  |
| 08-212I          | 28-Aug-08           | Stephen Lane               | 404 Coffee Rd          | Barn            | 1500 sq ft  |
| 08-213I          | 28-Aug-08           | James Draper               | 127 Missouri Bend      | Addition to MH  | 240 sq ft   |
| 08-214I          | 28-Aug-08           | Ozark Mountain Homes Inc   | 380 Summerbrooke Ln    | SFH             | 3314 sq ft  |
| 08-215I          | 8-Sep-08            | Debbie Smith               | 294 Red Bud            | SFH             | 1028 sq ft  |
| 08-216I          | 8-Sep-08            | Debbie Smith               | 262 Red Bud            | SFH             | 1028 sq ft  |
| 08-217I          | 8-Sep-08            | Dennis Collins             | 1672 State Hwy Y       | Storage Bldg    | 768 sq ft   |
| 08-218I          | 8-Sep-08            | Monica Miller              | 4461 US Hwy 160        | Addition        | 960 sq ft   |
| 08-219I          | 8-Sep-08            | James Harding              | 19977 US Hwy 160       | Garage          | 400 sq ft   |
| 08-220I          | 8-Sep-08            | David Schroeder            | 176 Tanner Rd          | Work shop       | 600 sq ft   |
| 08-221I          | 12-Sep-08           | Scott Rossow               | 150 Parkside Dr        | Garage          | 720 sq ft   |
| 08-222I          | 12-Sep-08           | Jody & Darla Stanley       | 613 State Hwy MM       | Carport/Shop    | 1300 sq ft  |
| 08-223I          | 12-Sep-08           | Moore & David Winegard     | 746 Melody Mtn Rd      | SFH             | 448 sq ft   |
| 08-224I          | 12-Sep-08           | Vernon Doyle               | 490 Jellystone Ave     | SFH             | 576 sq ft   |
| 08-225I          | 23-Sep-08           | Karl Smith                 | 749 Stormy Ridge Rd    | Barn w/bathroom | 3600 sq ft  |
| 08-226I          | 23-Sep-08           | Barbara Figaro             | 1369 Clevenger Cove Rd | Carport         | 720 sq ft   |
| 08-227I          | 23-Sep-08           | Lester Carlson             | 612 Jellystone Ave     | Deck            | 128 sq ft   |
| 08-228I          | 23-Sep-08           | Gordon Cupps               | 955 Emory Creek Blvd   | SFH             | 2000 sq ft  |
| 08-229I          | 23-Sep-08           | Reed Custom Homes          | 512 Clevenger Cove     | SFH             | 1900 sq ft  |
| 08-230I          | 23-Sep-08           | JKC Contractors LLC        | 633 Dale Ave           | SFH             | 2400 sq ft  |
| 08-231I          | 23-Sep-08           | Michael Valentine          | 1306 Coon Creek Rd     | Carport         | 400 sq ft   |
| 08-232I          | 23-Sep-08           | Oakmont Hills Resort       | 171 Oakmont Hills Dr   | SFH             | 1350 sq ft  |
| 08-233I          | 23-Sep-08           | Derek McLean               | 900 Long View Poin t   | SFH             | 2800 sq ft  |
| 08-234I          | 23-Sep-08           | Elaine Holland             | 6635 State Hwy 176     | Garage          | 1120 sq ft  |
| 08-235I          | 23-Sep-08           | Gene Blair                 | 1895 Tate Rd           | SFH             | 1364 sq ft  |
| 08-236I          | 24-Sep-08           | Richard Miller             | 132 Squirrel Dr        | SFH             | 1032 sq ft  |
| 08-237I          | 3-Oct-08            | Duane Harkess              | 1444 Frisco Hills Rd   | Garage          | 1,200 sq ft |
| 08-238I          | 3-Oct-08            | James Tucker               | 437 Parksley Ln        | SFH             | 2306 sq ft  |
| 08-239I          | 3-Oct-08            | Joann & Jack Rinker        | 135 Timberland         | SFH             | 640 sq ft   |
| 08-240I          | 3-Oct-08            | Tuscany on the Lake LLC    | 1125 N State Hwy 265   | Temp Office     | 480 sq ft   |
| 08-241I          | 3-Oct-08            | Ryan Pulley                | 1689 State Hwy 265     | Garage          | 1200 sq ft  |
| 08-242I          | 3-Oct-08            | Gary High                  | 226 7th Ave            | MH              | 832 sq ft   |
| 08-243I          | 10-Oct-08           | Rodney Krista Hunt         | 238 Fairlawn           | SFH             | 1800 sq ft  |
| 08-244I          | 10-Oct-08           | Charles Burns              | 135 Sheldon            | Shed            | 384 sq ft   |
| 08-245I          | 10-Oct-08           | Ron Todd                   | 130 Linger Longer      | Storage Bldg    | 288 sq ft   |
| 08-246I          | 10-Oct-08           | Lester Carlson             | 606 Jellystone         | Garage          | 900 sq ft   |
| 08-247I          | 17-Oct-08           | Jack Johnston              | 493 Bear Rd            | SFH             | 1900 sq ft  |
| 08-248I          | 17-Oct-08           | Stephen Shrift             | 254 Fairlawn Dr        | SFH             | 1300 sq ft  |
| 08-249I          | 17-Oct-08           | Robert Croft               | 15501 State Hwy H      | Garage          | 600 sq ft   |
| 08-250I          | 17-Oct-08           | Byrl Hodgson               | 1670 Clarkson Rd       | SFH             | 480 sq ft   |
| 08-251I          | 17-Oct-08           | Kenneth Sporich            | 337 Blue Ridge Dr      | SFH             | 1280 sq ft  |
| 08-252I          | 10-Oct-08           | Toyota Lift of Arizona Inc | 23120 E State Hwy 76   | SFH             | 1600 sq ft  |
| 08-253I          | 31-Oct-08           | Dan Britton                | 115 Old Well Ln        | Garage          | 600 sq ft   |
| 08-254I          | 31-Oct-08           | Terry Salas                | 131 Rockhurst Rd       | Storage Bldg    | 240 sq ft   |

| PZ_PERMIT<br>NUMBER | COMPUTER<br>ENTRY DATE | APPL / REP NAME               | Situs Address           | STRUCTURE<br>TYPE | SIZE       |
|---------------------|------------------------|-------------------------------|-------------------------|-------------------|------------|
| 08-2561             | 31-Oct-08              | Elaine David                  | 730 David Ln            | MH                | 1200 sq ft |
| 08-2571             | 31-Oct-08              | Darin Hodges                  | 814 Hires Rd            | MH                | 1680 sq ft |
| 08-2581             | 31-Oct-08              | Mastercraft Custom Homes Inc  | 348 Shadow Ridge Dr     | SFH               | 1600 sq ft |
| 08-2591             | 31-Oct-08              | Rick Wiedmaier                | 123 Chadwick            | Garage            | 600 sq ft  |
| 08-2601             | 31-Oct-08              | Michael Moore                 | 664 Melody Mtn Rd       | Barn              | 1152 sq ft |
| 08-2611             | 31-Oct-08              | Levi Salas                    | 2159 Reno Springs Rd    | SFH               | 2000 sq ft |
| 08-2621             | 10-Nov-08              | Tom Maggard                   | 257 Dogwood Dr          | MH                | 1280 sq ft |
| 08-2631             | 10-Nov-08              | Randy Adams                   | 564 S Emory Creek       | Garage            | 800 sq ft  |
| 08-2641             | 10-Nov-08              | Donna McNish                  | 118 Gillis Rd           | Garage            | 378 sq ft  |
| 08-2661             | 5-Dec-08               | Casey Rains                   | 598 State Hwy VV        | MH                | 2000 sq ft |
| 08-2671             | 5-Dec-08               | Larry Johnson                 | 281 Lake Ranch Rd       | Garage            | 624 sq ft  |
| 08-2681             | 5-Dec-08               | Shane Hannawalt               | 931 Savage Rd           | SFH               | 2200 sq ft |
| 08-2691             | 5-Dec-08               | Theron & Hazel Holland        | 1243 Forsyth Taneyville | Garage            | 240 sq ft  |
| 08-2701             | 12-Dec-08              | Mike Bussone                  | 170 Bilyeu Ln           | Storage Bldg      | 320 sq ft  |
| 08-2711             | 5-Dec-08               | Jeff Mullins                  | 435 Lookout Ridge Rd    | SFH               | 1850 sq ft |
| 08-2721             | 10-Dec-08              | Marlyn & Rhoda Rusch          | 3037 Fruit Farm Rd      | MH                | 1248 sq ft |
| 08-2731             | 10-Dec-08              | Richard A Blum                | 206 Maple St            | Garage            | 212 sq ft  |
| 08-2741             | 10-Dec-08              | Christopher & Anglea Shockley | 1300 Hulls Ford Rd      | MH                | 1280 sq ft |
| 08-2751             | 10-Dec-08              | Jim Hoggard                   | 261 Casey Rd            | Garage            | 720 sq ft  |
| 08-2761             | 10-Dec-08              | Jim Lupis                     | 1560 Lake Ranch Rd      | MH & Garage       | 2502 sq ft |
| 08-2771             | 12-Dec-08              | George Cramer                 | 295 Tree Line Dr        | SFH               | 2000 sq ft |
| 08-2781             | 19-Dec-08              | Hanna Jester                  | 21474 US Hwy 160        | MH                | 938 sq ft  |
| 08-2791             | 19-Dec-08              | Masterpiece Builders Inc      | 620 Samaras Way         | SFH & Garage      | 2450 sq ft |
| 08-2801             | 23-Dec-08              | Dave Herd                     | 163 Oak Ridge           | SFH               | 3000 sq ft |
| 08-2811             | 23-Dec-08              | Shawn Collins                 | 585 Crawley             | MH                | 1200 sq ft |

# DIVISION II 2008 REPORT

TOTAL 206

| PERMIT # | DATE     | NAME                  | LEGAL    | PROJECT              |
|----------|----------|-----------------------|----------|----------------------|
| 08-001   | 01/10/08 | BRANSON CANYON        | 36-22-22 | 150 DEEP FOREST      |
| 08-002   | 01/10/08 | BRANSON CANYON        | 36-22-22 | 160 DEEP FOREST      |
| 08-003   | 01/17/08 | BUTLER ARCHITECHS     | 21-23-21 | 1377 BEE CREEK       |
| 08-004   | 01/17/08 | KANAKUK               | 33-23-21 | 1353 LAKESHORE DR    |
| 08-005   | 01/17/08 | KANAKUK               | 33-23-22 | 1354 LAKESHORE DR    |
| 08-006   | 02/21/08 | HEADWATERS BOAT & RV  | 27-22-22 | HEADWATERS RD        |
| 08-007   | 02/21/08 | HEADWATERS BOAT & RV  | 27-22-22 | HEADWATERS RD        |
| 08-008   | 02/21/08 | HEADWATERS BOAT & RV  | 27-22-22 | HEADWATERS RD        |
| 08-009   | 02/21/08 | HEADWATERS BOAT & RV  | 27-22-22 | HEADWATERS RD        |
| 08-010   | 03/06/08 | HOLIDAY HILLS         | 27-22-23 | HWY 76 (16 UNIT BLD) |
| 08-011   | 03/13/08 | KIDS ACROSS AMERICA   | 28-23-21 | 1429 LAKESHORE DR    |
| 08-012   | 03/13/08 | CROSS CREEK C7        | 34-23-21 | 190 CROSS CREEK BLVD |
| 08-013   | 03/13/08 | CROSS CREEK C5        | 34-23-21 | 260 CROSS CREEK BLVD |
| 08-014   | 03/20/08 | GINGER LLC            | 9-23-20  | 10203 E HWY 76       |
| 08-015   | 03/27/08 | BIG CEADER            | 11-21-22 | 1285 ESTATE DR       |
| 08-016   | 03/27/08 | GERRETTI CONSTRUCTION | 14-21-22 | 2467 HWY 86          |
| 08-017   | 03/27/08 | SWEARINGEN CONST      | 20-21-21 | 161 RAVENWOOD        |
| 08-018   | 03/27/08 | TROPHY RUN            | 23-22-22 | 125 RIFLE LN         |
| 08-019   | 03/27/08 | TROPHY RUN            | 23-22-22 | 123 RIFLE LN         |
| 08-020   | 03/30/08 | TRI-SONS PROP         | 3-23-20  | 107722 HWY 76        |
| 08-021   | 04/25/08 | TRI-SONS PROP         | 12-22-21 | 4081 HWY 76          |
| 08-022   | 05/05/08 | VERIZON WIRELESS      | 33-24-20 | 590 COY BLVD         |
| 08-023   | 05/07/08 | MYER LAND DEVELOPMENT | 10-22-22 | 231 SANTE FE         |
| 08-024   | 05/07/08 | MYER LAND DEVELOPMENT | 10-22-22 | 231 SANTE FE         |
| 08-025   | 05/07/08 | CROSSLAND STORAGE     | 9-23-21  | 278 JEFFERSON RD     |
| 08-026   | 05/07/08 | CROSSLAND STORAGE     | 9-23-21  | 278 JEFFERSON RD     |
| 08-027   | 05/07/08 | CROSSLAND STORAGE     | 9-23-21  | 278 JEFFERSON RD     |
| 08-028   | 05/07/08 | CROSSLAND STORAGE     | 9-23-21  | 278 JEFFERSON RD     |
| 08-029   | 05/07/08 | CROSSLAND STORAGE     | 9-23-21  | 278 JEFFERSON RD     |

| PERMIT # | DATE     | NAME                | LEGAL    | PROJECT                        |
|----------|----------|---------------------|----------|--------------------------------|
| 08-030   | 05/12/08 | TANEY COUNTY HEALTH | 16-23-21 | 320 RINEHART RD                |
| 08-031   | 05/22/08 | VERIZON WIRELESS    | 23-24-20 | 3809 HWY 76                    |
| 08-032   | 05/23/08 | VERIZON WIRELESS    | 20-23-20 | 220 HWY VV                     |
| 08-033   | 05/24/08 | VERIZON WIRELESS    | 20-24-20 | 13967 HWY 160                  |
| 08-034   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 7 104 RUFFLE LANE         |
| 08-035   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 6 108 RUFFLE LANE         |
| 08-036   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 5 110 RUFFLE LANE         |
| 08-037   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 4 114 RUFFLE LANE         |
| 08-038   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 3 116 RUFFLE LANE         |
| 08-039   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 2 120 RUFFLE LANE         |
| 08-040   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 1 126 RUFFLE LANE         |
| 08-041   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 23 129 RUFFLE LANE        |
| 08-042   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 24 131 RUFFLE LANE        |
| 08-043   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 25 108 ROCKING CHAIR LOOP |
| 08-044   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 26 112 ROCKING CHAIR LOOP |
| 08-045   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 27 116 ROCKING CHAIR LOOP |
| 08-046   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 20 122 ROCKING CHAIR LOOP |
| 08-047   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 19 124 ROCKING CHAIR LOOP |
| 08-048   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 18 128 ROCKING CHAIR LOOP |
| 08-049   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 8 129 ROCKING CHAIR LOOP  |
| 08-050   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 9 137 ROCKING CHAIR LOOP  |
| 08-051   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 17 140 ROCKING CHAIR LOOP |
| 08-052   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 10 143 ROCKING CHAIR LOOP |
| 08-053   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 11 149 ROCKING CHAIR LOOP |
| 08-054   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 16 150 ROCKING CHAIR LOOP |
| 08-055   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 12 151 ROCKING CHAIR LOOP |
| 08-056   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 13 165 ROCKING CHAIR LOOP |
| 08-157   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 14 171 ROCKING CHAIR LOOP |
| 08-158   | 05/22/08 | TROPHY RUN          | 23-22-22 | BLDG 15 181 ROCKING CHAIR LOOP |

| PERMIT # | DATE     | NAME       | LEGAL    | PROJECT                        |
|----------|----------|------------|----------|--------------------------------|
| 08-059   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 33 193 ROCKING CHAIR LOOP |
| 08-060   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 32 197 ROCKING CHAIR LOOP |
| 08-061   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 31 203 ROCKING CHAIR LOOP |
| 08-062   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 30 209 ROCKING CHAIR LOOP |
| 08-063   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 29 213 ROCKING CHAIR LOOP |
| 08-064   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 28 219 ROCKING CHAIR LOOP |
| 08-065   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 34 110 NARROW WAY         |
| 08-066   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 35 120 NARROW WAY         |
| 08-067   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 36 130 NARROW WAY         |
| 08-068   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 94 129 CLAY BANK ROAD     |
| 08-069   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 93 135 CLAY BANK ROAD     |
| 08-070   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 92 143 CLAY BANK ROAD     |
| 08-071   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 91 149 CLAY BANK ROAD     |
| 08-072   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 90 157 CLAY BANK ROAD     |
| 08-073   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 89 165 CLAY BANK ROAD     |
| 08-074   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 88 171 CLAY BANK ROAD     |
| 08-075   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 87 179 CLAY BANK ROAD     |
| 08-076   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 86 187 CLAY BANK ROAD     |
| 08-077   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 85 195 CLAY BANK ROAD     |
| 08-078   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 82 214 CLAY BANK ROAD     |
| 08-079   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 84 215 CLAY BANK ROAD     |
| 08-080   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 81 220 CLAY BANK ROAD     |
| 08-081   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 83 225 CLAY BANK ROAD     |
| 08-082   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 80 226 CLAY BANK ROAD     |
| 08-083   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 79 232 CLAY BANK ROAD     |
| 08-084   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 78 238 CLAY BANK ROAD     |
| 08-085   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 105 244 CLAY BANK ROAD    |
| 08-086   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 104 254 CLAY BANK ROAD    |
| 08-087   | 05/22/08 | TROPHY RUN | 23-22-22 | BLDG 103 262 CLAY BANK ROAD    |

| PERMIT # | DATE        | NAME             | LEGAL        | PROJECT                          |
|----------|-------------|------------------|--------------|----------------------------------|
| 08-088   | 05/22/08    | TROPHY RUN       | 23-22-22     | BLDG 102 272 CLAY BANK ROAD      |
| 08-089   | 05/22/08    | TROPHY RUN       | 23-22-22     | BLDG 101 282 CLAY BANK ROAD      |
| 08-090   | 05/22/08    | TROPHY RUN       | 23-22-22     | BLDG 100 292 CLAY BANK ROAD      |
| 08-091   | 05/22/08    | TROPHY RUN       | 23-22-22     | BLDG 99 302 CLAY BANK ROAD       |
| 08-092   | 05/22/08    | TROPHY RUN       | 23-22-22     | BLDG 98 312 CLAY BANK ROAD       |
| 08-093   | 05/22/08    | TROPHY RUN       | 23-22-22     | BLDG 96 332 CLAY BANK ROAD       |
| 08-094   | 05/22/08    | TROPHY RUN       | 23-22-22     | BLDG 97 332 CLAY BANK ROAD       |
| 08-095   | 05/22/08    | TROPHY RUN       | 23-22-22     | BLDG 95 342 CLAY BANK ROAD       |
| 08-096   | 05/22/08    | TROPHY RUN       | 23-22-22     | BLDG 115 115 LOOKOUT FLATS       |
| 08-097   | 05/22/08    | TROPHY RUN       | 23-22-22     | BLDG 114 129 LOOKOUT FLATS       |
| 08-098   | 05/22/08    | TROPHY RUN       | 23-22-22     | BLDG 113 141 LOOKOUT FLATS       |
| 08-099   | 05/22/08    | TROPHY RUN       | 23-22-22     | BLDG 112 155 LOOKOUT FLATS       |
| 08-100   | 05/22/08    | TROPHY RUN       | 23-22-22     | BLDG 116 160 LOOKOUT FLATS       |
| 08-101   | 05/22/08    | TROPHY RUN       | 23-22-22     | BLDG 111 167 LOOKOUT FLATS       |
| 08-102   | 05/22/08    | TROPHY RUN       | 23-22-22     | BLDG 106 170 LOOKOUT FLATS       |
| 08-103   | 05/22/08    | TROPHY RUN       | 23-22-22     | BLDG 110 181 LOOKOUT FLATS       |
| 08-104   | 05/22/08    | TROPHY RUN       | 23-22-22     | BLDG 109 193 LOOKOUT FLATS       |
| 08-105   | 05/22/08    | TROPHY RUN       | 23-22-22     | BLDG 108 207 LOOKOUT FLATS       |
| 08-106   | 05/22/08    | TROPHY RUN       | 23-22-22     | BLDG 107 219 LOOKOUT FLATS       |
| 08-107   | 05/23/08    | TROPHY RUN       | 23-22-23     | BLDG L2 951 TROPHY RUN           |
| 08-108   | 06/01/08    | PACIFIC BUILDERS | 16-23-21     | 1700sqft ADDITION114 BUSINESS PK |
| 08-109   | 06/01/08    | VACATION WORLD   | 14-22-22     | 1725 ST HWY 165                  |
| 08-110   | 06/11/08    | DAN RUDA         | 302321       | 175 DAWN RD                      |
| 08-111   | 06/13/08    | BLANSIT          | 72421        | 1901 DAY RD                      |
| 08-112   | 06/19/08    | BRANSON AIRPORT  | 42122        | BRANSON CREEK BLVD (RWY)         |
| 08-113   | 06/19/08    | BRANSON AIRPORT  | 42122        | BRANSON CREEK BLVD (TERM BLD)    |
| 08-114   | 06/19/08    | BRANSON AIRPORT  | 42122        | BRANSON CREEK BLVD (TOWER)       |
|          | <b>DATE</b> | <b>NAME</b>      | <b>LEGAL</b> | <b>PROJECT</b>                   |
| 08-115   | 06/19/08    | BRANSON AIRPORT  | 42122        | BRANSON CREEK BLVD (HANGER)      |

|               |          |                       |        |                                |
|---------------|----------|-----------------------|--------|--------------------------------|
| <b>08-116</b> | 06/19/08 | BRANSON AIRPORT       | 42122  | BRANSON CREEK BLVD (HANGER)    |
| <b>08-117</b> | 06/19/08 | BRANSON AIRPORT       | 42122  | BRANSON CREEK BLVD (FBO HNG)   |
| <b>08-118</b> | 06/19/08 | BRANSON AIRPORT       | 42122  | BRANSON CREEK BLVD (RENT CAR)  |
| <b>08-119</b> | 06/19/08 | BRANSON AIRPORT       | 42122  | BRANSON CREEK BLVD (WATER)     |
| <b>08-120</b> | 06/19/08 | BRANSON AIRPORT       | 42122  | BRANSON CREEK BLVD (WASTE )    |
| <b>08-121</b> | 06/19/08 | BRANSON AIRPORT       | 42122  | BRANSON CREEK BLVD (FUEL FARM) |
| <b>08-122</b> |          | VOID                  |        |                                |
| <b>08-123</b> |          | VOID                  |        |                                |
| <b>08-124</b> | 07/03/08 | STAN KOLAR            | 62320  | 9383 HWY 76 (SOUP SHOP)        |
| <b>08-125</b> | 07/03/08 | JIM BURNS             | 72420  | HWY H (JIMS AUTO BODY)         |
| <b>08-126</b> | 07/03/08 | DENISE BART           | 32201  | HOLLIDAY HILLS CONDO ASS BLD   |
| <b>08-127</b> | 07/11/08 | WILLIAM CUMMING       | 252420 | HWY 76 (KISSEE MILLS PO)       |
| <b>08-128</b> | 07/11/08 | BRIAN BLANKENSHIP     | 82321  | BUCANAN DR (BUS BARN)          |
| <b>08-129</b> | 07/11/08 | TIM SMITH             | 62121  | TOP OF THE ROCK DRIVING RNG    |
| <b>08-130</b> |          | VOID                  |        |                                |
| <b>08-131</b> |          | VOID                  |        |                                |
| <b>08-132</b> | 08/14/08 | RIVER POINTE COTTAGES | 183221 | 105 River Lake Cir             |
| <b>08-133</b> | 08/14/08 | RIVER POINTE COTTAGES | 183221 | 111 River Lake Cir             |
| <b>08-134</b> | 08/14/08 | RIVER POINTE COTTAGES | 183221 | 117 River Lake Cir             |
| <b>08-135</b> | 08/14/08 | RIVER POINTE COTTAGES | 183221 | 123 River Lake Cir             |
| <b>08-136</b> | 08/14/08 | RIVER POINTE COTTAGES | 183221 | 129 River Lake Cir             |
| <b>08-137</b> | 08/14/08 | RIVER POINTE COTTAGES | 183221 | 135 River Lake Cir             |
| <b>08-138</b> | 08/14/08 | RIVER POINTE COTTAGES | 183221 | 141 River Lake Cir             |
| <b>08-139</b> | 08/14/08 | RIVER POINTE COTTAGES | 183221 | 147 River Lake Cir             |
| <b>08-140</b> | 08/14/08 | RIVER POINTE COTTAGES | 183221 | 153 River Lake Cir             |
| <b>08-141</b> | 08/14/08 | RIVER POINTE COTTAGES | 183221 | 159 River Lake Cir             |
| <b>08-142</b> | 08/14/08 | RIVER POINTE COTTAGES | 183221 | 165 River Lake Cir             |
| <b>08-143</b> | 08/14/08 | RIVER POINTE COTTAGES | 183221 | 171 River Lake Cir             |
|               |          |                       |        |                                |
|               |          |                       |        |                                |

| PERMIT # | DATE     | NAME                  | LEGAL    | PROJECT                |
|----------|----------|-----------------------|----------|------------------------|
| 08-144   | 08/14/08 | RIVER POINTE COTTAGES | 183221   | 189 River Lake Cir     |
| 08-145   | 08/14/08 | RIVER POINTE COTTAGES | 183221   | 195 River Lake Cir     |
| 08-146   | 08/14/08 | RIVER POINTE COTTAGES | 183221   | 201 River Lake Cir     |
| 08-147   | 08/14/08 | RIVER POINTE COTTAGES | 183221   | 207 River Lake Cir     |
| 08-148   | 08/14/08 | RIVER POINTE COTTAGES | 183221   | 213 River Lake Cir     |
| 08-149   | 08/14/08 | RIVER POINTE COTTAGES | 183221   | 146 River Lake Cir     |
| 08-150   | 08/14/08 | RIVER POINTE COTTAGES | 183221   | 154 River Lake Cir     |
| 08-151   | 08/14/08 | RIVER POINTE COTTAGES | 183221   | 160 River Lake Cir     |
| 08-152   | 08/14/08 | RIVER POINTE COTTAGES | 183221   | 176 River Lake Cir     |
| 08-153   | 08/14/08 | RIVER POINTE COTTAGES | 183221   | 200 River Lake Cir     |
| 08-154   | 08/14/08 | RIVER POINTE COTTAGES | 183221   | 220 River Lake Cir     |
| 08-155   | 08/14/08 | RIVER POINTE COTTAGES | 183221   | 236 River Lake Cir     |
| 08-156   | 08/14/08 | RIVER POINTE COTTAGES | 183221   | 244 River Lake Cir     |
| 08-157   | 08/14/08 | RIVER POINTE COTTAGES | 183221   | 250 River Lake Cir     |
| 08-158   | 08/14/08 | RIVER POINTE COTTAGES | 183221   | 225 River Lake Cir     |
| 08-159   | VOID     |                       |          |                        |
| 08-160   | 08/14/08 | BRANSON CANYON        | 1-21-22  | 139 STREAMSIDE         |
| 08-161   | 08/15/08 | BRANSON CANYON        | 1-21-22  | 151 DEEP FOREST        |
| 08-162   | 08/21/08 | BARTH PROPERTIES      | 10-22-21 | 162 COON CREEK PARKWAY |
| 08-163   | 08/26/08 | ROYALE BUILDERS       | 28-22-21 | 106/108 TUSCANY DR     |
| 08-164   | 08/27/08 | ROYALE BUILDERS       | 28-22-21 | 114/118 TUSCANY DR     |
| 08-165   | 08/28/08 | ROYALE BUILDERS       | 28-22-21 | 113/119 TUSCANY DR     |
| 08-166   | 09/11/08 | CIS COMMUNICATIONS    | 10-22-22 | 1384 ST HWY 265        |
| 08-167   | 09/11/08 | BRANSON CANYON        | 10-22-21 | 111 FOGGY BAY LN       |
| 08-168   | 09/11/08 | BRANSON CANYON        | 10-22-21 | 181 FOGGY BAY LN       |
| 08-169   | 09/11/08 | BRANSON CANYON        | 10-22-21 | 220 FOGGY BAY LN       |
| 08-170   | 09/11/08 | BRANSON CANYON        | 10-22-21 | 200 FOGGY BAY LN       |
| 08-171   | 09/11/08 | BRANSON CANYON        | 10-22-21 | 125 STREAMSIDE DR      |
| 08-172   | 09/11/08 | BRANSON CANYON        | 10-22-21 | 236 STREAMSIDE DR      |

| PERMIT # | DATE     | NAME                        | LEGAL    | PROJECT                 |
|----------|----------|-----------------------------|----------|-------------------------|
| 08-173   | 09/11/08 | BRANSON CANYON              | 10-22-21 | 194 STREAMSIDE DR       |
| 08-174   | 09/11/08 | BRANSON CANYON              | 10-22-21 | 180 STREAMSIDE DR       |
| 08-175   | 09/11/08 | BRANSON CANYON              | 10-22-21 | 166 STREAMSIDE DR       |
| 08-176   | 09/11/08 | BRANSON CANYON              | 10-22-21 | 152 STREAMSIDE DR       |
| 08-177   | 09/11/08 | BRANSON CANYON              | 10-22-21 | 138 STREAMSIDE DR       |
| 08-178   | 09/11/08 | BRANSON CANYON              | 10-22-21 | 124 STREAMSIDE DR       |
| 08-179   | 09/11/08 | BRANSON CANYON              | 10-22-21 | 163 DEEP FOREST         |
| 08-180   | 09/11/08 | BRANSON CANYON              | 10-22-21 | 175 DEEP FOREST         |
| 08-181   | 09/11/08 | BRANSON CANYON              | 10-22-21 | 187DEEP FOREST          |
| 08-182   | 09/11/08 | BRANSON CANYON              | 10-22-21 | 199 DEEP FOREST         |
| 08-183   | 09/11/08 | BRANSON CANYON              | 10-22-21 | 211 DEEP FOREST         |
| 08-184   | 09/11/08 | BRANSON CANYON              | 10-22-21 | 283 DEEP FOREST         |
| 08-185   | 09/11/08 | BRANSON CANYON              | 10-22-21 | 307 DEEP FOREST         |
| 08-186   | 09/11/08 | BRANSON CANYON              | 10-22-21 | 319 DEEP FOREST         |
| 08-187   | 09/11/08 | BRANSON CANYON              | 10-22-21 | 260 DEEP FOREST         |
| 08-188   | 09/11/08 | BRANSON CANYON              | 10-22-21 | 240 DEEP FOREST         |
| 08-189   | 09/11/08 | BRANSON CANYON              | 10-22-21 | 190 DEEP FOREST         |
| 08-190   | 09/11/08 | BRANSON CANYON              | 10-22-21 | 180 DEEP FOREST         |
| 08-191   | 09/11/08 | PARKSIDE STORAGE            | 27-22-22 | 152 PARKSIDE STORAGE DR |
| 08-192   | 09/18/08 | ROYALE BUILDERS             | 28-22-21 | 791 /793 MUDER ROCK DR  |
| 08-193   | 09/18/08 | ROYALE BUILDERS             | 28-22-21 | 771 /773 MUDER ROCK DR  |
| 08-194   | 09/18/08 | <u>WILDERNESS@LONGCREEK</u> | 15-21-22 | 915 LONGCREEK RD        |
| 08-195   | 09/18/08 | ROYALE BUILDERS             | 28-22-21 | 124/126 TUSCANY DR      |
| 08-196   | 10/16/08 | RKC PROPERTIES              | 20-23-20 | 1192 BIRD RD            |
| 08-197   | 10/16/08 | ST JAMES BAPTIST            | 19-23-20 | 5700 EAST HWY 76        |
| 08-198   | 10/16/08 | FUTURE MEN                  | 34-23-20 | 3728 DEER LANE          |
| 08-199   | 10/23/08 | DAVID ADAMS                 | 20-24-20 | 13704 HWY 160           |
| 08-200   | 11/06/08 | VOSS FAMILY TRUST           | 14-21-22 | 340 HONESTY TRAIL       |
| 08-201   | 10/31/08 | SBA STRUCTURES              | 10-22-22 | 1384 N HWY 265          |

| <b>PERMIT #</b> |          | <b>NAME</b>            | <b>LEGAL</b> | <b>PROJECT</b>     |
|-----------------|----------|------------------------|--------------|--------------------|
| <b>08-202</b>   | 11/21/08 | TANEYVILLE COM. CHURCH | 27-24-19     | 1680 E HWY 76      |
| <b>08-203</b>   | 11/21/08 | CORNERSTONE BLD CO     | 08-22-21     | 300 BLUE BIRD LANE |
| <b>08-204</b>   | 12/04/08 | TRI-LAKES RV           | 9-23-21      | 180 STATE HWY F    |
| <b>08-205</b>   | 12/04/08 | BRANSON STAGE COACH RV | 27-22-22     | 2751 HWY 165       |
| <b>08-206</b>   |          |                        |              |                    |

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| 08-206 |  |  |  |  |
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| 08-230 |  |  |  |  |



## 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)

### **MINUTES TANEY COUNTY PLANNING COMMISSION PUBLIC HEARING TUESDAY, JANUARY 12, 2009, 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 eight members present. They were: Sarah Klinefelter, Frank Preston, Carl Pride, Randall Cummings, Jim Brawner, Shawn Pingleton, and Joey Staples. Staff present: Eddie Coxie, Bonita Kissee, Marla Pierce, Dan Nosalek, and Bob Paulson.

Mrs. Klinefelter entertained nominations from the floor for Chairman and Vice-Chair for the 2009 year. Jim Brawner made a motion to nominate both current officers, Sarah Klinefelter as Chairman and Shawn Pingleton as Vice-Chairman. Joey Staples made a motion that nominations cease. The vote to retain the current officers was unanimous.

Eddie Coxie read a statement explaining the meeting procedures, and presented the exhibits.

#### Public Hearings:

Debbie Do's Hair and Nail Salon: a request by Debra Miller to operate a hair salon from an existing residence located at 205 Foxridge Road. Mr. Coxie read the staff report and presented pictures and video of the site, and informed the Commission that this is a special use permit. Mr. Brawner asked the applicant if she had met with any of the neighbors. Ms. Miller reported that she had met with the president of the homeowners association who indicated there would be no problem with this request and asked that she not put up a sign. Discussion followed regarding if the covenants for the subdivision asked for no home occupations. Ms. Miller stated that there are several businesses operating in the neighborhood. Hours of operation would be from 5:00 to 8:00 in the evening. There would be no more than two cars in the driveway at a time. She is licensed by the Missouri State Cosmetology Board. No one signed up to speak. This project will proceed to final vote next week.

Red Rock Hollow: a request by Frank Turner to develop a single family residential subdivision located off Tate Road. Mr. Coxie read the staff report and presented pictures and a video of the site. No one signed up to speak. Mr. Pingleton discussed the substandard road. This project will proceed to final vote next week.

Schaeffges Acres Replat Lot 6A, 6B: a request by Dennis L. Clevenger to split a lot in the existing subdivision located off Foxx Road. Mr. Coxie read the staff report and presented pictures and a video of the site. There was a concern from a property owner regarding setting a precedence. Discussion followed. This project will proceed to final vote next week.

Old and New Business:

Billy Gunter, Iowa Colony Road: this was handled administratively.

Pierson Lot Split: a request that would increase density in a subdivision which Mr. Coxie needed direction from the Commission regarding hearing as Division III or administratively. The Commission asked to hear this request.

Mr. Paulson reported on the Stone County Planning and Zoning issue and presented a copy of the court case. The Stone County Code is similar to Taney County's. Discussion followed. This issue will be addressed at the February meeting. Dave Clemenson, Board of Adjustment Chairman was present to discuss this issue as well with the Planning Commission.

Adjournment:

With no other business on the agenda for January 12, 2009 a motion was made by Shawn Pingleton to adjourn. Seconded by Randall Cummings. The meeting adjourned at 7:55 p.m.



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### **MINUTES TANEY COUNTY PLANNING COMMISSION REGULAR MEETING TUESDAY, JANUARY 20, 2009, 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 eight members present. They were: Sarah Klinefelter, Shawn Pingleton, Joey Staples, Mark Blackwell, Jim Brawner, Frank Preston, Randall Cummings, and Carl Pride. Staff present: Eddie Coxie, Bonita Kisse, Dan Nosalek, Marla Pierce, and Bob Paulson.

Mr. Coxie read a statement explaining the meeting procedures and presented the exhibits.

#### Review and Action:

Minutes, December 2008: with no additions or corrections a motion was made by Jim Brawner to approve the minutes as written. Seconded by Joey Staples. The vote to approve was unanimous.

#### Final Votes:

Debbie Do's Hair and Nail Salon: request by Debra Miller to operate a hair salon from an existing residence located at 205 Foxridge Road. Mrs. Klinefelter clarified the request and stated that this is a special use permit. Ms. Miller reported that the cosmetology board will inspect when it is done, and there will be no inspection done by the health department. Discussion followed regarding covenants and signage. After discussion a motion was made by Frank Preston to approve based upon the decision of record. Seconded by Shawn Pingleton. The vote to approve was unanimous.

Red Rock Hollow: request by Frank Turner to develop a single family residential subdivision located off Tate Road. Ms. Klinefelter clarified the request. Eddie Wolfe addressed questions regarding the size of the lots. After discussion a motion was made by Jim Brawner to approve based upon the decision of record. Seconded by Joey Staples. The vote to approve was unanimous.

Schaefges Acres Replat Lot 6A, 6B: request: request by Dennis L. Clevenger to split a lot in an existing subdivision located off Foxx Road. Ms. Klinefelter clarified the request. Jim Brawner made a motion to approve based upon the decision of record. Randall Cummings seconded. Discussion followed regarding the entrance being made larger to comply with the requirements. The vote to approve was unanimous.

Concepts:

Snips and Clips: request by Marlyn and Rhoda Rusch to operate a single person beauty salon from a single family residence located at 3035 Fruit Farm Road. Roxanne Hogue explained her request. Discussion followed regarding splitting a lot from the property. This will be special use. This request will proceed to public hearing in March.

Altom Construction Office: request by Kevin Altom to construct an office building and yard for construction business located at Blansit Road. Mr. Coxie clarified the project. Thomas Treat representing the applicants explained the plans. Mr. Treat indicated that the section next to the residential neighborhood will be fenced. A retention pond is planned. This will act as a business office as well with three employees. MoDot has given tentative approval, and an entrance has been discussed with the Taney County Road Department. Sewer approval has been applied for as well. The applicant needs to vacate the property he is currently on and would like to do minimum site work and to move some equipment there until approval is given. The fence will be installed before this would happen. Mr. Preston discussed preventive measures to be taken to prevent contaminants from leaching into the creek. They are requesting between 5 and 10 pieces of equipment for only 30 days until approval is given. The Commission stated that special permission cannot be given at this point. This project will proceed to public hearing in March.

Old and New Business:

Orlando Meadows: request for extension explained by Eddie Wolfe who stated that the property was repossessed and there is a new owner. The permit was not extended before the property changed hands. Mr. Wolfe stated that the new owner wants to do a lesser use. Mr. Paulson stated that since the previous owner signed the Decision of Record, there is no one to hold responsible for adhering to it. Discussion followed. A motion was made by Shawn Pingleton to extend the permit for another year. Jim Brawner seconded. Mark Blackwell voted no. The vote to approve was seven in favor and one against.

Hot Dog Wagon: a request to operate a portable hot dog stand was explained by Mr. Coxie. The Commission ruled that unless this is operated in one spot for an extended period of time they would not need to approve a use.

Mr. Coxie reported on a meeting with the County Commission today regarding changing the planning and zoning codes.

Adjournment:

With no other business on the agenda for January 20, 2009 a motion was made by Randall Cummings to adjourn. The meeting adjourned at 8:00 p.m.

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**JANUARY 22, 2008**  
**AIRPARK SOUTH**  
**#07-73**

On January 22, 2008 the Taney County Planning Commission (grantor) approved a request by Mustang Holdings LLC to construct 33 condo buildings, bank, convenience store, and retail center. In accordance with this approval a Division III Permit #07-73 is issued for the property located at the attached legal description.

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

Mustang Holdings, LLC is authorized to construct 33 condominium buildings with 4 units per building, a 3.38 acre commercial tract proposed for a bank and retail center, a 3.26 acre commercial tract for a convenience store located off Maple Street. With eight out of 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (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. Green Space shall be preserved for no other future development.
6. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**JANUARY 22, 2008**  
**CERRETTI CONSTRUCTION SHOP**  
**#07-79**

On January 22, 2008 the Taney County Planning Commission (grantor) approved a request by Randy Cerretti to construct a shop building for wood working. In accordance with this approval a Division III Permit #07-79 is issued for the property located at the attached legal description.

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

Randy Cerretti is authorized to construct a 50' x 80' shop building to be used for the construction of cabinets located off St. Hwy. 86. With eight out of nine Planning Commission members 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (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. The Decision of Record shall be filed with the Taney County Recorder's Office 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**LAKESHORE CONDOMINIUMS**  
**JANUARY 22, 2008**  
**#07-75**

On January 22, 2008 the Taney County Planning Commission (grantor) approved a request by David and Dawn Fandel (grantees) to construct 8 additional units to be platted as condominiums. In accordance with this approval a Division III Permit #07-75 is issued for the property located at the attached legal description.

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

David and Dawn Fandel requests approval to construct 8 additional units to be platted as condominiums located off Lakeshore Drive. With eight out of nine Planning Commissioners present the vote to approve was seven in favor and one abstention. 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (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. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**JANUARY 22, 2008**  
**INTEGRITY HILLS CHAPEL**  
**#07-77**

On January 22, 2008 the Taney County Planning Commission (grantor) approved a request by Robert Voss to construct a chapel, restroom, parking lot and cemetery for commercial use. In accordance with this approval a Division III Permit #07-77 is issued for the property located at the attached legal description.

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

Robert Voss is authorized to construct a chapel with restroom, cemetery, and parking spaces to serve the project located at 385 Honesty Trail. With eight out of 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. V Item 2)
  - b. Stormwater management (Appendix B Item 3)
  - c. Land grading permit (Appendix B)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (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. Only two burial plots will be included in the cemetery.
6. All interior roads shall meet minimum County Standards.
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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**JANUARY 22, 2008**  
**HEADWATERS BOAT AND RV STORAGE**  
**#07-76**

On January 22, 2008 the Taney County Planning Commission (grantor) approved a request by Gerald M. Causey (grantee) to construct storage units for inside and outside storage. In accordance with this approval a Division III Permit #070-76 is issued for the property located at the attached legal description.

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

Gerald M. Causey is authorized to construct storage on 10 acres located at 481 Headwaters Road, for RV, boat, mini, and climate controlled storage comprised of inside storage and covered canopy type storage, and outside storage. One residence on the property will be used as a rental for onsite caretakers. With eight out of 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. The request will consist of 381 units in 13 buildings.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**JANUARY 22, 2008**  
**DEL MAR CONDOMINIUMS**  
**#07-74**

On January 22, 2008 the Taney County Planning Commission (grantor) approved a request by David and Dawn Fandel to construct 6 new units platted as condominiums for a total of 12 units. In accordance with this approval a Division III Permit #07-74 is issued for the property located at the attached legal description.

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

David and Dawn Fandel are authorized to construct 6 condominium units for a total of 12 units located off Lakeshore Drive. With eight out of nine Planning Commissioners present the vote to approve was seven in favor and one against. 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (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. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**FEBRUARY 19, 2008**  
**BUILDERS MARKETPLACE**  
**#08-1**

On February 19, 2008 the Taney County Planning Commission (grantor) approved a request by Paul Krueger to construct a warehouse for a retail and wholesale business. In accordance with this approval a Division III Permit #08-1 is issued for the property located at the attached legal description.

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

Paul Krueger is authorized to construct four buildings 75' x 240' and a fifth building for the anchor store with eight sections per building at 2250 sq. ft. per section for the purpose of warehouse and retail business located off Jim Perry Road. With five out of nine members 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, Water Districts and MoDot (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. 30' vegetative buffer on the east side of the property running from north to south.
6. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**FEBRUARY 19, 2008**  
**IMAGES AT THE CROSS**  
**#07-61**

On February 19, 2008 the Taney County Planning Commission (grantor) approved a request by Dean Brown (grantee) to erect at 20 story high cross and museum. In accordance with this approval a Division III Permit #07-61 is issued for the property located at the attached legal description.

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

Dean Brown is authorized to construct a 100' high cross and a religious museum located at 4180 US Hwy. 65. With five out of nine members 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, Water Districts and MoDot (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. The cross shall be limited to 100' tall.
6. Additional building inspections shall be done to insure safety of the building at the cost of the developer, and shall be engineered to safety standards and inspected to those standards.
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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**FEBRUARY 19, 2008**  
**CROSS CREEK DEVELOPMENT**  
**#08-5**

On February 19, 2008 the Taney County Planning Commission (grantor) approved a request by rba, Inv. LLC and GGW Inv. LLC (grantees) to develop Lots C5 and C7 of Cross Creek Development as commercial use. In accordance with this approval a Division III Permit #08-5 is issued for the property located at the attached legal description.

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

RBA, Inv. LLC and GGW Inv. LLC are authorized to construct a 7000 sq. ft. building, spec building for retail sales business and a 9100 sq. ft building for a Dollar General Store located off St. Hwy. 76. With five out of nine members present the vote to approve was four in favor with one abstention. 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, Water Districts and MoDot (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. 30' vegetative buffer on the east side of the property running from north to south.
6. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**FEBRUARY 19, 2008**  
**GINGER, LLC**  
**#07-80**

On February 19, 2008 the Taney County Planning Commission (grantor) approved a request by Anthony W. Collier to construct three additional buildings to an existing dietary supplement manufacturing facility. In accordance with this approval a Division III Permit #07-80 is issued for the property located at the attached legal description.

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

Anthony W. Collier is authorized to construct three structures in three phases for the purpose of staging warehouse, blending facility, restrooms, dining facilities, encapsulation facilities, office areas, shipping warehouse, and packaging facilities. The property is located at 10203 Mo. East Hwy. 76. With five out of nine members 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, Water Districts and MoDot (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. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**FEBRUARY 19, 2008**  
**POVERTY POINT DUPLEXES**  
**#08-2**

On February 19, 2008 the Taney County Planning Commission (grantor) approved a request by Jeff Hodges to construct a duplex condominium development for whole ownership. In accordance with this approval a Division III Permit #08-2 is issued for the property located at the attached legal description.

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

Jeff Hodges is authorized to construct three 60' x 54 sq. ft. buildings on 1.6 acres as duplex condominiums located at Dale Ave. and Winkle St. With five out of nine members 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, Water Districts and MoDot (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. 30' vegetative buffer on the east side of the property running from north to south.
6. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**FEBRUARY 19, 2008**  
**MOMENTS BY PAT PHOTOGRAPHY**  
**#07-78**

On February 19, 2008 the Taney County Planning Commission (grantor) approved a request by Pat Lambert (grantee) to operate a photography studio from her home as a special use permit. In accordance with this approval a Division III Permit #07-78 is issued for the property located at the attached legal description.

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

Pat Lambert is authorized to operate a photography studio at 189 Sterling Way as a special use. With five out of nine Planning Commissioners present the vote to approve was four in favor with one abstention. 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. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
  - b. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. No outside storage of equipment or solid waste materials.
3. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
4. Hours of operation shall be Monday through Saturday 8:00 a.m. to 5:00 p.m.
5. Parking will be allowed only in the driveway of the unit.
6. No outdoor photography.
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

**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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**APRIL 21, 2008**  
**HIGHWAY 65 MULTI-USE COMPLEX AT EMORY CREEK RANCH**  
**#08-23**

On April 21, 2008 the Taney County Planning Commission (grantor) approved a request by Missouri Partners, Inc. (grantee) to develop a multi-use residential/retail/all-purpose entertainment complex. In accordance with this approval a Division III Permit #08-23 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 Partner, Inc. is authorized to develop 400 acres located off Emory Creek Road for a multi-use development consisting of; multi-family, 4-story condo buildings, cabins, hotel/lodging, indoor/outdoor water park, retail shops, food establishments, large box speciality retail and other services, industry uses, offices, 7,500 set all-purpose open-air arena to be used fro, rodeo events, sproting events including racing events, concerts, and festivals. 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 and FAA. (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. This decision is subject to all existing easements.
6. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**ANELLO TOWNHOMES**  
**MARCH 17, 2008**  
**#08-11**

On March 17, 2008 with seven out of nine members present the Taney County Planning Commission voted unanimously to deny a request by Peter V. Anello to construct 13 whole ownership townhomes on property located at 641 Lakeshore Dr. The decision was based upon the density being too high for the site.

The applicant may appeal the decision to the Taney County Board of Adjustment.

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**BRIARWOOD CONDOMINIUMS**  
**MARCH 17, 2008**  
**#08-18**

On March 17, 2008 the Taney County Planning Commission (grantor) approved a request by David Hover to include an existing building as a condominium. In accordance with this approval a Division III Permit #08-18 is issued for the property located at the attached legal description.

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

David Hover is authorized to utilize an existing single family dwelling at the Briarwood Condominium project at 1685 and 1707 Lakeshore Dr. also as a condominium. With seven out of 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)
  - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
  - e. Utility easements and building line set backs (Table 12)
  - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts. (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. This decision is subject to all existing easements.
6. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**MARCH 17, 2008**  
**MOUNTAIN COUNTRY PROPANE**  
**#08-6**

On March 17, 2008 the Taney County Planning Commission (grantor) approved a request by Mike Yeary (grantee) to operate a propane storage facility. In accordance with this approval a Division III Permit #08-6 is issued for the property located at the attached legal description.

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

Mike Yeary is authorized to place a propane storage tank and office on property located at 985 East ST. Hwy. 76. With seven out of 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (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. This decision is subject to all existing easements.
6. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**LAKESHORE RESORT**  
**MARCH 17, 2008**  
**#08-16**

On March 17, 2008 the Taney County Planning Commission (grantor) approved a request by David and Dawn Fandel to develop 20 existing units as condominiums. In accordance with this approval a Division III Permit #08-17 is issued for the property located at the attached legal description.

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

David and Dawn Fandel are authorized to utilize the existing structures on the property as additional condominiums located off Lakeshore Dr. With seven out of 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)
  - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
  - e. Utility easements and building line set backs (Table 12)
  - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts. (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. This decision is subject to all existing easements.
6. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**JST TRUCK TERMINAL**  
**MARCH 17, 2008**  
**#08-8**

On March 17, 2008 the Taney County Planning Commission (grantor) approved a request by Mike Swearingin to operate a truck maintenance facility and parking lot. In accordance with this approval a Division III Permit #08-8 is issued for the property located at the attached legal description.

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

Mike Swearingin is authorized to operate a truck maintenance facility and parking lot for up to 20 trucks at 761 Ravenwood Way. With seven out of 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)
  - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
  - e. Utility easements and building line set backs (Table 12)
  - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts. (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. This decision is subject to all existing easements.
6. Mr. Youngblood's property line be exposed and reestablished to preexisting conditions prior to the continued construction activity.
7. The slope and/or embankment where the two properties meet be graded and compacted so that future erosion is not a problem.
8. That safety fencing or a barrier of some type would be put in the area of the immediate drop off of the property.
9. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**MARCH 17, 2008**  
**DIXON STORAGE**  
**#08-12**

On March 17, 2008 the Taney County Planning Commission (grantor) approved a request by Tri-Sons Construction (grantee) to build additional storage units at the existing business. In accordance with this approval a Division III Permit #08-12 is issued for the property located at the attached legal description.

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

Tri-Sons Construction is authorized to construct three additional buildings and an office on property located off St. Hwy. 76. With seven out of 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)
  - c. Land grading permit (Appendix B)
  - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
  - e. Utility easements and building line set backs (Table 12)
  - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (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. This decision is subject to all existing easements.
6. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**DELMAR RESORT**  
**MARCH 17, 2008**  
**#08-17**

On March 17, 2008 the Taney County Planning Commission (grantor) approved a request by David and Dawn Fandel to sell the existing cabins as whole ownership as condominiums. In accordance with this approval a Division III Permit #08-17 is issued for the property located at the attached legal description.

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

David and Dawn Fandel are authorized to sell the existing cabins as condominium style ownership located off Lakeshore Dr. With seven out of 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)
  - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
  - e. Utility easements and building line set backs (Table 12)
  - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts. (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. This decision is subject to all existing easements.
6. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**MARCH 17, 2008**  
**ADDITION TO THE TANEY COUNTY HEALTH DEPARTMENT**  
**#08-19**

On March 17, 2008 the Taney County Planning Commission (grantor) approved a request by The Taney County Health Department (grantee) to construct an addition to the existing building. In accordance with this approval a Division III Permit #08-19 is issued for the property located at the attached legal description.

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

The Taney County Health Department is authorized to construct a 3268 sq. ft. on the main level and a 1782 sq. ft. addition to the lower level located at the corner of Bee Creek and Rinehart Road. With seven out of 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (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. This decision is subject to all existing easements.
6. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**SALTZGIVER NIGHTLY RENTAL**  
**MARCH 17, 2008**  
**#08-10**

On March 17, 2008 with seven out of nine members present the Taney County Planning Commission voted unanimously to deny a request by Gale J. and Cynthia A. Saltzgiver to operate a nightly rental from an existing single family dwelling located at 422 Iowa Colony Road. The decision was based upon the incompatibility to the surrounding area and past precedence being set.

The applicant may appeal the decision to the Taney County Board of Adjustment.

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**WALKINGTON VILLAS**  
**MARCH 17, 2008**  
**#08-13**

On March 17, 2008 with seven out of nine Planning Commissioners present the Taney County Planning Commission voted six in favor and one against, to deny a request by Tri-Sons Construction to construct 12 buildings to be platted as condominiums located off Walkington Road. The decision was based upon the density of the project to the amount of acreage.

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**APRIL 21, 2008**  
**CROSSLAND STORAGE**  
**#08-20**

On April 21, 2008 the Taney County Planning Commission (grantor) approved a request by Jim Schmig (grantee) to construct additional units. In accordance with this approval a Division III Permit #08-20 is issued for the property located at the attached legal description.

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

Jim Schmig is authorized to construct 105 additional units in 5 buildings to the existing storage business located at 278 Jefferson Road. 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 or fencing 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. This decision is subject to all existing easements.
6. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**RON'S STORAGE AND SALES LOT**  
**APRIL 14, 2008**  
**#08-15**

On April 14, 2008 with nine members present the Taney County Planning Commission voted with eight in favor and one abstention, to deny a request by Ron Todd to store boat trailers on property located at Paradise Lane. The decision was based upon topography of the land making compliance with buffering requirements difficult and incompatibility to the surrounding area.

The applicant may appeal the decision to the Taney County Board of Adjustment.

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**APRIL 21, 2008**  
**ADDITION TO THE TANEY COUNTY HEALTH DEPARTMENT**  
**#08-4**

On April 21, 2008 the Taney County Planning Commission (grantor) approved a request by Stan Kolar (grantee) to operate a small restaurant from an existing structure. In accordance with this approval a Division III Permit #08-4 is issued for the property located at the attached legal description.

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

Stan Kolar is authorized to operate a small restaurant to be open for breakfast, lunch and dinner from an existing building located at 9383 East St. Hwy. 76. 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts, MoDot, and County Health Department. (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. This decision is subject to all existing easements.
6. Hours of operation 6:00 a.m. to 7:00 p.m.
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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**APRIL 21, 2008**  
**VERIZON WIRELESS SSL TOWER**  
**#08-21**

On April 21, 2008 the Taney County Planning Commission (grantor) approved a request by Buddy Roberts (grantee) to place a communications tower on his property. In accordance with this approval a Division III Permit #08-21 is issued for the property located at the attached legal description.

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

Buddy Roberts is authorized to allow Verizon Wireless to place a 250' SSL tower, a 70' x 70' fenced area at the base of the tower with a 12' x 30' pre-fab shelter to house the equipment located off Coy Boulevard. 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 and FAA. (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. This decision is subject to all existing easements.
6. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**APRIL 21, 2008**  
**ADDITION OF WELL #6 AND STORAGE FACILITY**  
**TRI-STATE UTILITIES**  
**#08-25**

On April 21, 2008 the Taney County Planning Commission (grantor) approved a request by Harold and Sharon Epps (grantee) to construct a well and storage facility. In accordance with this approval a Division III Permit #08-25 is issued for the property located at the attached legal description.

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

Harold and Sharon Epps are authorized to construct a well, well house, pipe addition, security chain link fence, security camera, 95' x 45' (approximately) storage tank for 500,000 gallons to 1,000,000 gallons of potable water, three phase power pump operation and chlorine facility unit located off Skyview Dr. 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, Sewer and DNR. (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. This decision is subject to all existing easements.
6. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**MAY 19, 2008**  
**HIGHWAY 248 BUSINESS PARK**  
**#08-26**

On May 19, 2008 the Taney County Planning Commission (grantor) approved a request by Table Rock Investments, LLC (grantee) to develop 3.3 acres into an office/warehouse project. In accordance with this approval a Division III Permit #08-28 is issued for the property located at the attached legal description.

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

Table Rock Investments, LLC is authorized to construct a maintenance shop, retail, office and/or warehouse accessed from St. Hwy. 248 and Dawn Road. With six 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, Sewer and Water Districts. (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. This decision is subject to all existing easements.
6. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**MAY 19, 2008**  
**HIGHWAY 248 BUSINESS PARK**  
**#08-26**

On May 19, 2008 the Taney County Planning Commission (grantor) approved a request by Table Rock Investments, LLC (grantee) to develop 3.3 acres into an office/warehouse project. In accordance with this approval a Division III Permit #08-28 is issued for the property located at the attached legal description.

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

Table Rock Investments, LLC is authorized to construct a maintenance shop, retail, office and/or warehouse accessed from St. Hwy. 248 and Dawn Road. With six 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, Sewer and Water Districts. (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. This decision is subject to all existing easements.
6. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**MAY 19, 2008**  
**BEAR CREEK SPIRITS**  
**#08-31**

On May 19, 2008 the Taney County Planning Commission (grantor) approved a request by James D. Blansit (grantee) to operate a distillery. In accordance with this approval a Division III Permit #08-31 is issued for the property located at the attached legal description.

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

James D. Blansit is authorized to construct a 2,016 sq. ft. building with a cellar to be used for production of distilled spirits and the upper level for storage. With six Planning Commissioners present the vote to approve was unanimous with one abstention. 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, Sewer and Water Districts. (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. All other state and federal requirements met.
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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**MAY 19, 2008**  
**165 COMMERCIAL**  
**#08-28**

On May 19, 2008 the Taney County Planning Commission (grantor) approved a request by Daniel C. Ruda (grantee) to develop 5 acres for commercial purposes. In accordance with this approval a Division III Permit #08-28 is issued for the property located at the attached legal description.

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

Daniel C. Ruda is authorized to subdivide 5 acres located off ST. Hwy. 165 for commercial purposes. With six 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, Sewer and Water Districts. (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. The lot left vacant shall revert back to residential.
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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**MAY 19, 2008**  
**B.A. GUNS**  
**#08-27**

On May 19, 2008 the Taney County Planning Commission (grantor) approved a request by Gene Meadows (grantee) to operate a gun shop in the existing Meadows of Eden Reception and Banquet Hall. In accordance with this approval a Division III Permit #08-27 is issued for the property located at the attached legal description.

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

Gene Meadows is authorized to operate a gun shop from an existing business located at State Highway 176 just off St. Hwy. 65. With six 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, Sewer and Water Districts. (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. All other state and federal requirements met.
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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**MAY 19, 2008**  
**COMBS-REDFERN APARTMENTS**  
**#08-30**

On May 19, 2008 the Taney County Planning Commission (grantor) approved a request by the Taney County Board for the Developmentally Disabled (grantee) to construct a 15 unit apartment building for adults with developmental disabilities. In accordance with this approval a Division III Permit #08-30 is issued for the property located at the attached legal description.

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

The Taney County Board for the Developmentally Disabled is authorized to construct a 14,500 sq. ft. building, fenced-in resident activities area, lighted parking area, and privacy fence located north of the Tantone Industries Sheltered Workshop building off St. Hwy. 76. With six 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 6' 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, Sewer and Water Districts. (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. A 6' privacy fence where the property abuts single family residential on the north and east sides.
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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**MAY 19, 2008**  
**VERIZON WIRELESS SSL TOWER**  
**#08-32**

On May 19, 2008 the Taney County Planning Commission (grantor) approved a request by KOMC-KRZK, LLC (grantee) to allow Verizon Wireless to place a communications tower on their property. In accordance with this approval a Division III Permit #08-32 is issued for the property located at the attached legal description.

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

KOMC-KRZK, LLC is authorized to construct a 120' monopole tower, a 70 x 70 fenced area at the base of the tower with a 12 x 20 pre-fab shelter to house the equipment located at 11307 U.S. Hwy. 160. With six 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, Sewer and Water Districts. (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. All other state and federal requirements met.
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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**MAY 19, 2008**  
**HOLIDAY HILLS CONDO ASSOCIATION**  
**#08-24**

On May 19, 2008 the Taney County Planning Commission (grantor) approved a request by Holiday Hills Condo Association (grantee) to construct an office/shop building. In accordance with this approval a Division III Permit #08-24 is issued for the property located at the attached legal description.

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

Holiday Hills Condo Association is authorized to construct a 30 x 60 building with a bathroom, meeting room, kitchen and shop located on 1.49 acres accessed from Rockford Dr. With six 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, Sewer and Water Districts. (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. This decision is subject to all existing easements.
6. 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**MAY 19, 2008**  
**EMERALD POINTE**  
**#08-29**

On May 19, 2008 the Taney County Planning Commission (grantor) approved a request by Emerald Pointe, LLC (grantee) to plat 50 acres more or less into 160 residential lots. In accordance with this approval a Division III Permit #08-29 is issued for the property located at the attached legal description.

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

Emerald Pointe, LLC is authorized to develop 50 acres into 160 single family residential lots located off Hill Haven Road and Mo. St. Hwy. 265. With six 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 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, Electric, Sewer and Water Districts. (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. There will be no other access through Hill Haven Road into the property except through Emerald Pointe Subdivision.
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

***TANEY COUNTY PLANNING COMMISSION  
DIVISION III DECISION OF RECORD  
JUNE 16, 2008  
ADDITION TO FOREST LAKE AT STONEBRIDGE VILLAGE  
#08-36***

On June 16, 2008 the Taney County Planning Commission (grantor) approved a request by Missouri Partners, Inc. to develop a multi use project. In accordance with the approval a Division III Permit #08-36 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 is authorized to develop a single family subdivision, condominium cabins, snack bar, and 9 hole golf course located at Forest Lake at Stonebridge Village, 191 single-family lots, no multi-family units in Taney County. With eight out of 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (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. 1 Item B).
5. This decision is subject to all existing easements.
6. The Decision of Record shall be filed in the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**JUNE 16, 2008**  
**ADDITION TO FOREST LAKE AT STONEBRIDGE VILLAGE**  
**#08-36**

On June 16, 2008 the Taney County Planning Commission (grantor) approved a request by Missouri Partners, Inc. to develop a multi use project. In accordance with the approval a Division III Permit #08-36 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 is authorized to develop a single family subdivision, condominium cabins, snack bar, and 9 hole golf course located at Forest Lake at Stonebridge Village, 191 single-family lots, no multi-family units in Taney County. With eight out of 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (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. 1 Item B).
5. This decision is subject to all existing easements.
6. The Decision of Record shall be filed in the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**JUNE 16, 2008**  
**BRANSON STORAGE**  
**#08-34**

On June 16, 2008 the Taney County Planning Commission (grantor) approved a request by Gus Dahlberg to split an existing parcel into two lots with improvements on one lot. In accordance with this approval a Division III Permit #08-34 is issued for the property located at the attached legal description.

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

Gus Dahlberg is authorized to split one acre located off St. Hwy. 248 with existing storage units on Lot 2 with no improvements on Lot 1. With eight out of 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)
  - 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 or fencing 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. 1 Item B).
5. This decision is subject to all existing easements.
6. The Decision of Record shall be filed in the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached

**TANEY COUNTY PLANNING COMMISSION**  
**DECISION OF RECORD**  
**HIGHWAY 65 MULTI-USE COMPLEX AT EMORY CREEK RANCH**  
**JUNE 16, 2008**  
**#08-23**

On June 16, 2008 the Taney County Planning Commission with eight out of nine members present voted unanimously to deny a request by Missouri Partner, Inc. to develop a multi-use residential/retail/all-purpose entertainment complex located on 400 acres at Emory Creek Ranch property off St. Hwy. 65. The decision was based upon the incompatibility to the surrounding area and the Planning Commission not having enough information to make a decision.

The applicant may appeal this decision to the Taney County Board of Adjustment.

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**JUNE 16, 2008**  
**RKC PROPERTIES**  
**#08-37**

On June 16, 2008 the Taney County Planning Commission (grantor) approve a request by New Horizons Community Church (grantee) to construct a gym, office, and warehouse. In accordance with this approval a Division III Permit #08-37 is issued for the property located at the attached legal description.

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

New Horizons Community Church requests approval to split 5.18 acres and construct office warehouse building and gym located at 1192 Bird Road. With eight out of 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (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. 1 Item B).
5. A temporary turn around in the form a gravel hammerhead in the place of the current cul de sac.
6. This decision is subject to all existing easements.
7. The Decision of Record shall be filed in the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**BURNS STORAGE**  
**JULY 21, 2008**  
**#08-38**

On July 21, 2008 the Taney County Planning Commission (grantor) approved a request by Dan and Mary Burns to construct storage units. In accordance with this approval a Division III Permit #08-38 is issued for the property located at the attached legal description.

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

Dan and Mary Burns are authorized to construct one building 100' x 20' to house ten 10' x 20' storage units, and six 8' x 40' sea crates. With seven out of 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. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
  - d. Utility easements and building line setbacks (Table 12)
  - e. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
  - f. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire District.
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. This decision is subject to all existing easements.
6. All buildings are to be painted and new roofs installed.
7. A privacy fence at least 6' high installed between storage units and residential area.
8. This decision of record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire.

Legal description attached

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**JERNIGAN SUBDIVISION**  
**JULY 21, 2008**  
**#08-41**

On July 21, 2008 with seven out of nine Planning Commissioners present the Taney County Planning Commission voted unanimously to deny a request by Barbara Jean Jernigan to develop a single family residential subdivision. The property is located at 232 Bent Oak Road. The request was to develop 3 lots on 1.07 acres. The decision was based on the project not complying with the County Road Standards, because there is not road easement on Lot C.

The applicant may appeal the decision to the Taney County Board of Adjustment.

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**GRANNEMANN WEEKLY RENTAL**  
**JULY 21, 2008**  
**#08-40**

On July 21, 2008 with seven out of nine members present the Taney County Planning Commission voted unanimously to deny a request by Chad and Adriana Grannemann to operate a weekly rental from an existing single family dwelling. The property is located at 125 Winkle Dr. The decision was based upon no representative being present (Chapter III Section 1), incompatibility (Chapter II Item 13), and the project being in violation of the Code (Chapter III Sections B and C).

The applicant may appeal the decision to the Taney County Board of Adjustment.

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**JULY 21, 2008**  
**PARKSIDE STORAGE**  
**#08-39**

On July 21, 2008 the Taney County Planning Commission (grantor) approved a request by Michael L. Patton to construct a storage building and office. In accordance with the approval a Division III Permit #08-39 is issued for the property located at the attached legal description.

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

Michael L. Patton is authorized to construct a 30' x 200' sq. ft. metal storage building consisting of 12' x 30' units and one 8' x 30' office space located at St. Hwy. 165 and Dale Ave. With seven out of 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 includes 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)
  - 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 or fencing 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.
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. This decision is subject to all existing easements.
6. Existing mobile home removed.
7. Approval is for one building 30' x 200' for a total of 16 units and one office.
8. This 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**JIM'S AUTOBODY**  
**AUGUST 18, 2008**  
**#08-50**

On August 18, 2008 the Taney County Planning Commission (grantor) approved a request by Elizabeth Burns to rebuild their business after a fire, and to make the structure bigger. In accordance with this approval a Division III Permit #08-50 is issued for the property located at the attached legal description.

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

James and Patrick Burns are authorized to rebuild a 120 x 60 sq. ft. structure with an addition of 30 x 60 sq. ft. located at the corner of St. Hwy. 160 and Jessie Road. With six out of 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 includes 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (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. The decision is subject to all existing easements.
6. The Decision of Record shall be filed in the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**AUGUST 18, 2008**  
**HIGHWAY 65 MULTI-USE COMPLEX AT EMORY CREEK RANCH**  
**#08-46**

On August 18, 2008 the Taney County Planning Commission (grantor) approved a request by Missouri Partners, Inc. (grantee) to develop a multi-use residential/retail/all-purpose entertainment complex. In accordance with this approval a Division III Permit #08-46 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 400 acres more or less consisting of multi-family use, 4-story condo buildings, cabins, hotel/lodging, indoor/outdoor water park, retail shops, food establishments, large box specialty retail and other service industry uses, offices, along with a 7,500 seat all purpose open-air arena to be used for, rodeo events, sporting events including racing events, concerts, and festivals. These items are listed as presented on the attached pages detailing the use, size, and parking spaces. This property is located off Adair Road and St. Hwy. 65 in the Emory Creek Ranch Subdivision. With six out of nine Planning Commissioners present the vote to approve was three in favor, two against, and one abstention. 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)

- 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts, MoDot, Department of Natural Resources, Missouri Conservation District, including all other entities which have requirements governing this type of project. (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. 1 Item B).
  5. This decision is subject to all existing easements.
  6. There shall be four stations 2000' from the center of the track, locations to be determined by the county based on needs, to read the decibel ratings.
  7. If the decibel readings go over 83 decibels, a \$5000.00 fine will be imposed to the owner/operator.
  8. Decibel readings will be read by an independent contractor and submitted to the County. The independent contractor shall be designated by Taney County and paid for by the operator of the arena.
  9. The County will be involved in the review of the stormwater management plan and have the ability to comment and approve the final plan.
  10. This Decision of Record shall be filed in the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**AUGUST 18, 2008**  
**FAIRWAYS AT BRANSON CREEK**  
**#08-44**

On August 18, 2008 the Taney County Planning Commission (grantor) approved a request by GEP, Inc. (grantee) (represented by Eddie Wolfe) to develop a single family residential subdivision. In accordance with this approval a Division III Permit #0844 is issued for the property located at the attached legal description.

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

GEP, Inc. is authorized to develop 134 residential lots and an amenity area on 78.12 acres located off Branson Creek Boulevard. With six out of 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 includes 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. Division I Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
5. This decision is subject to all existing easements.
6. The Decision of Record shall be filed in the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**AUGUST 18, 2008**  
**EMBREE REPLAT**  
**#08-45**

On August 18, 2008 the Taney County Planning Commission (grantor) approved a request by Daniel Embree (grantee) to replat property for a single family residential subdivision. In accordance with this approval a Division III Permit #08-45 is issued for the property located at the attached legal description.

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

Daniel K. Embree is authorized to replat a one-acre lot for the use of a home site, and a 2 acre site for the existing home located at 182 Fairlawn Drive. With six out of 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. Division I Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
5. This decision is subject to all existing easements.
6. This Decision of Record shall be filed in the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached

**TANEY COUNTY PLANNING COMMISSION**  
**DECISION OF RECORD**  
**COZY CREEK BED AND BREAKFAST**  
**SEPTEMBER 8, 2008**  
**#08-48**

On September 8, 2008 the Taney County Planning Commission at it's regularly scheduled Public Hearing voted unanimously to deny a request by Michel Ann Walters to operate a bed and breakfast at 732 St. Hwy. O. With eight out of nine members present the Planning Commission based the denial on the applicant or a representative not being present at the public hearing after requesting a postponement from last month.

The applicant must cease and desist any bed and breakfast operations effective immediately. This type of operation on this property may be reapplied for after a year from this date.

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**SEPTEMBER 15, 2008**  
**MURDER ROCK LODGE**  
**#08- 52**

On September 15, 2008 the Taney County Planning Commission (grantor) approved a request by Country Land (grantee) to construct condominiums. In accordance with this approval a Division III Permit #08-52 is issued for the property located at the attached legal description.

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

Country Land is authorized to develop 72 units platted as condominiums which will be sold as whole ownership with the option of an overnight rental program on 5.17 acres at the Branson Creek Development off Golf Club Dr. With nine members 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings streets, onsite parking and utilities (Table 6)

2. Compliance letters from the Fire, Sewer and Water Districts and the Taney County Health Department (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. Branson Creek Properties to manage nightly rentals.
6. Applicant shall notify the Taney County Assessor of nightly rental status for proper tax assessment.
7. This decision is subject to all existing easements.
8. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire.

Legal description attached

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**SEPTEMBER 15, 2008**  
**WALKINGTON STORAGE**  
**#08- 51b**

On September 15, 2008 the Taney County Planning Commission (grantor) approved a request by Tri-Sons Properties, LLC (grantee) to construct storage units. In accordance with this approval a Division III Permit #08-51b is issued for the property located at the attached legal description.

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

Tri-Sons Properties, LLC is authorized to construct four storage buildings with a total of 76 units located at Walkington Lane. With nine members 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts and the Taney County Health Department (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. This decision is subject to all existing easements, and approval is contingent upon a road easement being in place.
6. A 50' easement is required and a replat of .3 of an acre for the office building.
7. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire.

Legal description attached

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**SEPTEMBER 22, 2008**  
**UNIVERSAL AUTO AND ACCESSORIES**  
**#08-42**

On September 15, 2008 the Taney County Planning Commission (grantor) approved a request by Brian Karn to operate a used car dealership, and detail facility. In accordance with this approval a Division III Permit #08-42 is issued for the property located at the attached legal description.

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

Brian Karn is authorized to operate a used car dealership from an existing car wash located at 1225 Ridgedale Road. 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings streets, onsite parking an utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts, and the Taney County Health Department. (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. Division II Permit will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
5. This decision is subject to all existing easements.
6. There will be no more than 20 cars on the site at any given time.
7. No repairs shall take place on the property, and no additional lighting.
8. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire.

Legal description attached

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**SEPTEMBER 15, 2008**  
**GLADE TOP ADVENTURES, LLC**  
**#08-53**

On September 15, 2008 the Taney County Planning Commission (grantor) approved a request by Gary Martin to operate a small resort on 120 acres. In accordance with the approval a Division III Permit #08-53 is issued for the property located at the attached legal description.

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

Gary Martin is authorized to construct up to 12 small cabins, a pavilion, 12 RV sites, and to divide 120 acres into three parcels located off St. Hwy. 125. 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings streets, onsite parking and utilities (Table 6)

2. Compliance letters from the Fire and Sewer District, Taney County Health Department and Department of Natural Resources.
3. No outside storage of equipment or solid waste materials.
4. Fuel storage to be up to a 50 gallon tank with storage, containment, and dispensing to be approved by property regulatory agencies.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. The request is for atv's on the applicants property only. Off site tours must be approved by the entity owning the property.
7. On site sewer hookups for each RV site required details to be approved by the Taney County Regional Sewer District.
8. The Forest Service has requested that the Applicant make application and complete all reviews and approvals set forth by the Mark Twain National Forestry Service, and that before operating guided tours any place other than the applicants property proper authorization be obtained.
9. This decision is subject to all existing easements.
10. This Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire.

Legal description attached

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**OCTOBER 20, 2008**  
**ALLTEL COMMUNICATIONS TOWER**  
**#08-56**

On October 20, 2008 the Taney County Planning Commission (grantor) approved a request by Luther Harkins (grantee) for a communications tower to be placed on his property. In accordance with this approval a Division III Permit #08-56 is issued for the property located at the attached legal description.

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

Alltel Communications is authorized to place a telecommunications tower on property owned by Luther Harkins located at Fall Creek Road. With seven out of nine members present the Planning Commission voted unanimously to approve the request. 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire District and FAA. (Chapter VI-VII)
3. No outside storage of equipment or solid waste materials.
4. No structure shall be within 130' of the tower.
5. Division II Permit will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. This 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**OCTOBER 20, 2008**  
**ALLTEL COMMUNICATIONS TOWER**  
**#08-56**

On October 20, 2008 the Taney County Planning Commission (grantor) approved a request by Luther Harkins (grantee) for a communications tower to be placed on his property. In accordance with this approval a Division III Permit #08-56 is issued for the property located at the attached legal description.

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

Alltel Communications is authorized to place a telecommunications tower on property owned by Luther Harkins located at Fall Creek Road. With seven out of nine members present the Planning Commission voted unanimously to approve the request. 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire District and FAA. (Chapter VI-VII)
3. No outside storage of equipment or solid waste materials.
4. No structure shall be within 130' of the tower.
5. Division II Permit will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. This 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**OCTOBER 20, 2008**  
**BRANSON HILLS STORAGE**  
**#08-57**

On October 20, 2008 the Taney County Planning Commission (grantor) approved a request by Branson Ozarks Properties, LLC to expand an existing storage business. In accordance with this approval a Division III Permit #08-57 is issued for the property located at the attached legal description.

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

Branson Ozarks Properties, LLC is authorized to construct 4 metal storage buildings with 100 units for a total of 2000 sq. ft. located at 4030 St. Hwy. 248. With seven out of nine members present the Planning Commission voted unanimously to approve the request. 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire District and FAA. (Chapter VI-VII)
3. No outside storage if equipment or solid waste materials.
4. Division II Permit will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
5. This 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**OCTOBER 20, 2008**  
**VEDO HAIR SALON**  
**#08-59**

On October 20, 2008 the Taney County Planning Commission (grantor) approved a request by Veronica Reyes (grantee) to operate a beauty shop from her residence. In accordance with this approval a Division III Permit #08-59 is issued for the property located at the attached legal description.

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

Veronica Reyes is authorized to operate a hair salon from an existing residence located at 129 Thomas Eugene St. With seven out of nine members present the Planning Commission voted unanimously to approve the request. 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. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
  - b. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, and Health Departments, and a copy of the cosmetology license from the State. (Chapter VI-VII)
3. No outside storage if equipment or solid waste materials.
4. A handrail must be placed along the walkway to the entrance to the shop.
5. A certificate of conformance will be required before business opens (Chapter 3 Sec. I Item B).
6. This 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**NOVEMBER 17, 2008**  
**BANGMA MACHINE WORKS**  
**#08-61**

On November 17, 2008 the Taney County Planning Commission (grantor) approved a request by Daniel Bangma (grantee) approval to operate a machine shop/construction company and equipment storage. In accordance with this approval a Division III Permit #08-61 is issued for the property located at the attached legal description.

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

Daniel Bangma is authorized to operate a machine shop from an existing building located at 112 St. Hwy. T. 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. improvements with scale of building, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts, Health Department, and MoDot.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. This 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**NOVEMBER 17, 2008**  
**LAYTON AUTO SERVICE**  
**#08-63**

On November 17, 2008 the Taney County Planning Commission (grantor) approved a request by Gail Layton to convert an existing building into a commercial auto repair shop. In accordance with this approval a Division III Permit #08-63, Special Use Permit, is issued for the property located at the attached legal description.

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

Gail Layton is authorized to operate an auto repair shop on property located at 282 Wabash Lane. With nine Planning Commissioners present the vote to approve was seven in favor and two against. 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts, Health Department, and MoDot, if applicable.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Hours of operation; Monday through Saturday 8:00 a.m. to 5:00 p.m.
6. Wooden privacy fence to the south of the property.
7. A maximum of 8 vehicles including inside storage.
8. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
9. This 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**NOVEMBER 17, 2008**  
**SOUTHERN OAKS**  
**#08-60**

On November 17, 2008 the Taney County Planning Commission (grantor) approved a request by Nick Plummer (grantee) to replat Lot 29 of Southern Oaks Subdivision into two lots. In accordance with this approval a Division III Permit #08-60 is issued for the property located at the attached legal description.

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

Nick Plummer is authorized to subdivide 5 acres into two lots for single family residential. 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. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts, Health Department, and MoDot.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Plat will not be signed until road vacation has taken place.
6. Division I Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**NOVEMBER 17, 2008**  
**ELITE AUTOMOTIVE**  
**#08-52**

On November 17, 2008 the Taney County Planning Commission (grantor) approved a request by Richard E. Deppe to utilize an additional lot for sales and future shop for Elite Automotive and Repair. In accordance with this approval a Division III Permit #08-52 is issued for the property located at the attached legal description.

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

Richard E. Deppe is authorized to operate an automotive sales and repair located at 575 Beaumont Lane. 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, and Water Districts, Health Department, and MoDot, if applicable.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. If any new structures are built, approval must be given by the Planning Commission.
7. This 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**DECEMBER 15, 2008**  
**HILL HAVEN ESATES AND PARKING LOT**  
**#08-51**

On December 15, 2008 the Taney County Planning Commission (grantor) approved a request by Eric Token (grantee) to replat three lots for residential use and one substandard lot for boat dock parking. In accordance with this approval a Division III Permit #08-51 is issued for the property located at the attached legal description.

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

Eric Token is authorized to replat three lots in Hill Haven Subdivision for residential use and one substandard lot for boat dock parking located at Hillhaven Road. With five Planning Commissioners present the vote to approve was four in favor and one against. 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts, Health Department, and MoDot, if applicable.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Adherence to the Board of Adjustment Decision of Record.
6. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
7. This 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

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**DECEMBER 15, 2008**  
**TRI-SONS STORAGE/HIGHWAY 76 SITE**  
**#08-65**

On December 15, 2008 the Taney County Planning Commission (grantor) approved a request by Tri-Sons Properties (grantee) to operate a truck and trailer rental service to include retail. In accordance with this approval a Division III Permit #08-65 is issued for the property located at the attached legal description.

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

Tri-Sons Properties is authorized to operate a truck and trailer rental service at 10772 St. Hwy. 76. With five 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)
  - 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 or fencing for commercial area that adjoins residential tracts (Appendix C)
  - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer and Water Districts, Health Department, and MoDot, if applicable.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. This 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



## 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**  
**TUESDAY, FEBRUARY 17, 2009, 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, January 2009*  
*Code Amendments:*  
*Subdivision of Land*  
*Amendment for Future Road Standards*  
*Scoring Amendment*  
*Planning Commission and Board of Adjustment Bylaws*

Old and New Business:

Adjournment.



## TANEY COUNTY PLANNING COMMISSION

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**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
TUESDAY, JANUARY 12, 2009, 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 eight members present. They were: Sarah Klinefelter, Frank Preston, Carl Pride, Randall Cummings, Jim Brawner, Shawn Pingleton, and Joey Staples. Staff present: Eddie Coxie, Bonita Kisse, Marla Pierce, Dan Nosalek, and Bob Paulson.

Mrs. Klinefelter entertained nominations from the floor for Chairman and Vice-Chair for the 2009 year. Jim Brawner made a motion to nominate both current officers, Sarah Klinefelter as Chairman and Shawn Pingleton as Vice-Chairman. Joey Staples made a motion that nominations cease. The vote to retain the current officers was unanimous.

Eddie Coxie read a statement explaining the meeting procedures, and presented the exhibits.

Public Hearings:

Debbie Do's Hair and Nail Salon: a request by Debra Miller to operate a hair salon from an existing residence located at 205 Foxridge Road. Mr. Coxie read the staff report and presented pictures and video of the site, and informed the Commission that this is a special use permit. Mr. Brawner asked the applicant if she had met with any of the neighbors. Ms. Miller reported that she had met with the president of the homeowners association who indicated there would be no problem with this request and asked that she not put up a sign. Discussion followed regarding if the covenants for the subdivision asked for no home occupations. Ms. Miller stated that there are several businesses operating in the neighborhood. Hours of operation would be from 5:00 to 8:00 in the evening. There would be no more than two cars in the driveway at a time. She is licensed by the Missouri State Cosmetology Board. No one signed up to speak. This project will proceed to final vote next week.

Red Rock Hollow: a request by Frank Turner to develop a single family residential subdivision located off Tate Road. Mr. Coxie read the staff report and presented pictures and a video of the site. No one signed up to speak. Mr. Pingleton discussed the substandard road. This project will proceed to final vote next week.

Schaefges Acres Replat Lot 6A, 6B: a request by Dennis L. Clevenger to split a lot in the existing subdivision located off Foxx Road. Mr. Coxie read the staff report and presented pictures and a video of the site. There was a concern from a property owner regarding setting a precedence. Discussion followed. This project will proceed to final vote next week.

Old and New Business:

Billy Gunter, Iowa Colony Road: this was handled administratively.

Pierson Lot Split: a request that would increase density in a subdivision which Mr. Coxie needed direction from the Commission regarding hearing as Division III or administratively. The Commission asked to hear this request.

Mr. Paulson reported on the Stone County Planning and Zoning issue and presented a copy of the court case. The Stone County Code is similar to Taney County's. Discussion followed. This issue will be addressed at the February meeting. Dave Clemenson, Board of Adjustment Chairman was present to discuss this issue as well with the Planning Commission.

Adjournment:

With no other business on the agenda for January 12, 2009 a motion was made by Shawn Pingleton to adjourn. Seconded by Randall Cummings. The meeting adjourned at 7:55 p.m.



## TANEY COUNTY PLANNING COMMISSION

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**MINUTES**  
**TANEY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, JANUARY 20, 2009, 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 eight members present. They were: Sarah Klinefelter, Shawn Pingleton, Joey Staples, Mark Blackwell, Jim Brawner, Frank Preston, Randall Cummings, and Carl Pride. Staff present: Eddie Coxie, Bonita Kisse, Dan Nosalek, Marla Pierce, and Bob Paulson.

Mr. Coxie read a statement explaining the meeting procedures and presented the exhibits.

Review and Action:

Minutes, December 2008: with no additions or corrections a motion was made by Jim Brawner to approve the minutes a written. Seconded by Joey Staples. The vote to approve was unanimous.

Final Votes:

Debbie Do's Hair and Nail Salon: request by Debra Miller to operate a hair salon from an existing residence located at 205 Foxridge Road. Mrs. Klinefelter clarified the request and stated that this is a special use permit. Ms. Miller reported that the cosmetology board will inspect when it is done, and there will be no inspection done by the health department. Discussion followed regarding covenants and signage. After discussion a motion was made by Frank Preston to approve based upon the decision of record. Seconded by Shawn Pingleton. The vote to approve was unanimous.

Red Rock Hollow: request by Frank Turner to develop a single family residential subdivision located off Tate Road. Ms. Klinefelter clarified the request. Eddie Wolfe addressed questions regarding the size of the lots. After discussion a motion was made by Jim Brawner to approve based upon the decision of record. Seconded by Joey Staples. The vote to approve was unanimous.

Schaeffges Acres Replat Lot 6A, 6B: request: request by Dennis L. Clevenger to split a lot in an existing subdivision located off Foxx Road. Ms. Klinefelter clarified the request. Jim Brawner made a motion to approve based upon the decision of record. Randall Cummings seconded. Discussion followed regarding the entrance being made larger to comply with the requirements. The vote to approve was unanimous.

Concepts:

Snips and Clips: request by Marlyn and Rhoda Rusch to operate a single person beauty salon from a single family residence located at 3035 Fruit Farm Road. Roxanne Hogue explained her request. Discussion followed regarding splitting a lot from the property. This will be special use. This request will proceed to public hearing in March.

Altom Construction Office: request by Kevin Altom to construct an office building and yard for construction business located at Blansit Road. Mr. Coxie clarified the project. Thomas Treat representing the applicants explained the plans. Mr. Treat indicated that the section next to the residential neighborhood will be fenced. A retention pond is planned. This will act as a business office as well with three employees. MoDot has given tentative approval, and an entrance has been discussed with the Taney County Road Department. Sewer approval has been applied for as well. The applicant needs to vacate the property he is currently on and would like to do minimum site work and to move some equipment there until approval is given. The fence will be installed before this would happen. Mr. Preston discussed preventive measures to be taken to prevent contaminants from leaching into the creek. They are requesting between 5 and 10 pieces of equipment for only 30 days until approval is given. The Commission stated that special permission cannot be given at this point. This project will proceed to public hearing in March.

Old and New Business:

Orlando Meadows: request for extension explained by Eddie Wolfe who stated that the property was repossessed and there is a new owner. The permit was not extended before the property changed hands. Mr. Wolfe stated that the new owner wants to do a lesser use. Mr. Paulson stated that since the previous owner signed the Decision of Record, there is no one to hold responsible for adhering to it. Discussion followed. A motion was made by Shawn Pingleton to extend the permit for another year. Jim Brawner seconded. Mark Blackwell voted no. The vote to approve was seven in favor and one against.

Hot Dog Wagon: a request to operate a portable hot dog stand was explained by Mr. Coxie. The Commission ruled that unless this is operated in one spot for an extended period of time they would not need to approve a use.

Mr. Coxie reported on a meeting with the County Commission today regarding changing the planning and zoning codes.

Adjournment:

With no other business on the agenda for January 20, 2009 a motion was made by Randall Cummings to adjourn. The meeting adjourned at 8:00 p.m.

**4.1.3. Division III Permits**

Division III permits are required for any of the following:

- (a) all development projects that do not qualify for a Division I or II permit
- (b) new major developments
- (c) land-use changes, including all subdivisions and re-subdivisions (replats)
- (d) Special-Use conditions (see [Appendix E](#))

Detailed Division III permit application requirements are defined in [Appendix D](#).

**4.1.3. Division III Permits**

**All land use changes reviewed and approved by the Planning Commission must receive final approval by the County Commission. Division III permits are required for any of the following:**

**LAND USE CHANGE, CO COMM**

The Taney County Planning Commission hereby orders that no plat of any subdivision of land shall be recorded and that no building or other structure shall be erected, constructed, reconstructed, or enlarged, nor the use of any land be changed without a permit issued pursuant to these Codes. **No** division/subdivision of land may be recorded without approval of the Taney County Planning Department as stated in Taney County Ordinance (#####).

**REFERENCE COUNTY  
ORDINANCE**