

# TANEY COUNTY PLANNING DEPARTMENT



## 2012 ANNUAL REPORT AND THE YEAR AHEAD

February, 2013

Dear Taney County Commission, Planning Commission, Board of Adjustment & Interested Citizens:

The Taney County Planning Department provides a wide variety of professional community planning services to the citizens of Taney County. Between on-going development administration duties and a variety of special studies and projects, the Department remained exceptionally busy throughout 2012. This Annual Report documents the accomplishments of the Department during 2012 and sets a course for continued progress in 2012.

Taney County is a wonderful mix of both rural and rapidly growing urban land uses. The Taney County Planning Commission and the Board of Adjustment are hard-working groups of volunteer citizens who believe in a strong future for Taney County. Last but certainly not least of all, I must thank my staff. The Staff has been tremendous and very supportive. They are very devoted to the profession of planning. They each work extremely hard in the pursuit of continuing to improve Taney County.

The Taney County Planning Department Staff proudly presents the Taney County Planning Department 2012 Annual Report and The Year Ahead. The Planning Department Staff looks forward to continuing to work with our citizens, other departments, elected officials and community partners to help create your vision for Taney County.

Sincerely,



Bob Atchley  
Taney County Planning Administrator

## **PREFACE**

Per the provisions of Section 3.6 of the Taney County Development Guidance Code, *“Amendments to these Codes shall be made as provided by law (see RSMo 64.863). To provide an annual review of the Codes, the Taney County Planning and Zoning Commission's regular February meeting shall be exclusively devoted to a review of permits issued during the previous year, to a hearing of public comments on the Codes, and to the initiation of amendments the Commission may consider necessary to improve the Codes' performance as a growth-management tool.”* This annual report outlines and describes the Planning Department's numerous activities and projects, and highlights the Department's major accomplishments over the past year. In addition to the Department's accomplishments for 2012, the Annual Report provides a listing of future projects and activities to be pursued by the Departmental Staff in 2013.

## **PLANNING DEPARTMENT GOAL**

The goal of the Planning Department is to provide the very best possible service to the citizens and visitors of Taney County, Missouri while also ensuring compliance with the requirements of the Taney County Development Guidance Codes, the Taney County Subdivision Regulations, the Taney County Road Standards, the Master Plan, the Floodplain Management Ordinance and policies set by the County Commission, the Planning Commission and the Board of Adjustment. The Statutory Authority for Taney County's form of Planning and Zoning is based upon the provisions of RSMo 64.800 – 64.900.

## 2012 PLANNING COMMISSION MEETING ATTENDANCE

The Planning Commission held twenty-five (25) public meetings through the course of the year, including one (1) special work session held in December in order to discuss amendments to the nightly rental and zoning districts sections of the Development Guidance Code. Planning Commission members continued to maintain their excellent record of participation with an average of 84% attendance at all meetings (excluding the single vacant Big Creek Township). Not included in these hours is travel time to and from meetings.

2012 PLANNING COMMISSION MEETING ATTENDANCE																												
NAME	TOWNSHIP	JANUARY		FEBRUARY		MARCH		APRIL		MAY		JUNE		JULY		AUGUST		SEPTEMBER		OCTOBER		NOVEMBER		DECEMBER		mtg to date		
		9	17	13	21	12	19	9	16	14	21	11	18	9	16	13	20	10	17	9	15	13	19	3	10		17	
Dave Stewart	Jasper	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1	25
Rick Caudill	Oliver	1	1	0	1	0	1	1	1	1	0	1	0	1	1	1	1	0	1	0	0	1	1	1	1	0	17	
Steve Adams	Beaver	1	1	0	1	1	1	1	1	1	0	0	0	1	1	1	1	1	1	1	1	0	1	1	1	1	1	21
Ray Edwards	Cedar Creek	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	1	18
Rick Treese	Swan	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	24
Shawn Pingleton	Branson	1	1	0	1	0	1	1	1	1	1	0	1	1	0	1	1	1	0	1	1	1	1	1	1	0	19	
Randy Haes	Road & Bridge	1	1	0	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	23
Ronnie Melton	Scott			0	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	21
Susan Martin		1	1																									2
Vacant	Big Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

	# of Meetings	Att.	%
Dave Stewart	25	23	92%
Rick Caudill	25	17	68%
Steve Adams	25	21	84%
Ray Edwards	25	18	72%
Rick Treese	25	24	96%
Shawn Pingleton	25	19	76%
Randy Haes	25	23	92%
Ronnie Melton	23	21	91%
Susan Martin	2	2	100%

Zero (0) indicates missed meeting one (1) indicates meeting was attended

## 2012 BOARD OF ADJUSTMENT MEETING ATTENDANCE

The Board of Adjustment held eight (8) public hearings through the course of the year. Board members continued to maintain their excellent record of participation with an average of 83% attendance at all meetings. Not included in these hours is travel time to and from meetings.

NAME	JAN	FEB	JUN	JLY	AUG	SEP	NOV	DEC	Mtgs to Date
	18	15	20	18	15	19	21	19	8
Dave Clemenson	1	1	1	1	1	1	1	1	8
Tom Gideon	1	1	0	1	1	1	0	1	6
Bob Hanzelon	1	1	1	1	1	1	1	1	8
Mark Weise	0	0	1	1	1	0	1	1	5
David Nelson	1	1	0	1	0	1	1	1	6

	# of Mtgs.	Att.	%
Dave Clemenson	8	8	100
Tom Gideon	8	6	75
Bob Hanzelon	8	8	100
Mark Weise	8	5	63
David Nelson	8	6	75

## DEPARTMENTAL STAFFING

The Planning Department operated throughout the year with a total of five (5) staff members. In 2012 the Taney County Planning Department staff consisted of the following:

- ❖ **Bob Atchley**  
*Planning Administrator*
- ❖ **Bonita Kisse**  
*Administrative Assistant*
- ❖ **Marla Pierce**  
*Secretary*
- ❖ **Scott Starrett**  
*Division I & II Inspector / On-site Wastewater Permitting*
- ❖ **Mike Cole**  
*Water Quality Laboratory Director*

## ADDITIONAL DEPARTMENTAL FUNCTIONS & ACTIVITIES IN 2012

### **On-Site Wastewater System Inspections**

In 2012 the Taney County Planning Department continued to serve as the on-site wastewater permitting authority for Taney County, via a contractual agreement between the Missouri Department of Health & Senior Services and Taney County.

### **Taney County Water Quality Lab**

Throughout 2012 the Taney County Water Quality Lab continued to fall under the direction of the Taney County Planning Department. The primary goal of the Lab is to aid the citizens of Taney County with water issues and ensure that the water quality of Taney County's lakes and streams are of the highest quality. The lab has been in service since the late 1980's with numerous duties and responsibilities regarding water quality. The Lab has been providing monthly water quality monitoring at 27 stream and lake sites since 1989. The testing of private wells is also performed by the lab for any interested property owners throughout Taney County for a \$10.00 fee. A number of schools have and will continue to request speaking engagements for classrooms



studying environmental issues. The Lab works directly in conjunction with the Taney County Health Department in order to make a determination of wastewater contamination. Once the Lab is able to positively identify a specific health hazard(s), the violation process of the Health Department is greatly expedited. The Lab is also in close contact with the Southwest office of the Missouri Department of Natural Resources (MoDNR). Should a contaminant or form of pollution be discovered while testing streams or lakes the MoDNR is notified immediately.

## **Floodplain Management**

On April 1, 2004 the Taney County Commission adopted a Floodplain Management Ordinance and Flood Insurance Rate Maps (FIRM), ensuring that all property owners within the unincorporated area of Taney County are eligible for flood insurance via the National Flood Insurance Program (NFIP). Per the provisions of the Floodplain Management Ordinance the Planning Administrator is designated as the Floodplain Administrator for Taney County.

The Federal Emergency Management Agency (FEMA) and the Missouri State Emergency Management Agency (SEMA) began the process of updating Taney County's Flood Insurance Rate Maps (FIRMs) a few years ago based upon LIDAR data (Light Detection And Ranging) that was provided to the SEMA contractor by Taney County. LIDAR is an optical remote sensing technology that was utilized in order to create two foot interval contour mapping. AMEC Earth and Environmental was hired to update the Taney County FIRMs based upon this LIDAR data. On February 21, 2012 the Taney County Commission adopted a new Floodplain Management Ordinance, allowing for the new FIRMs to become effective on March 15, 2012. FEMA has indicated that the Base Flood Elevations on the FIRMs were not been revised; however the contour data that has been utilized to produce these flood maps allows the maps to be produced with a much greater degree of accuracy.

In April and May of 2011 two record flooding events ravaged areas of Taney County. In 2011 the Taney County Commission made the decision to assist ten (10) property owners whose properties were *substantially damaged* (FEMA defines substantial damage as damage in excess of 50% of the market value of the structure) during these two flooding events. On January 25, 2012, the Taney County Planning Department staff, in consultation with Micky Davis (the Taney County Flood Buyout Consultant) submitted the completed Hazard Mitigation Grant Program (HMGP) application and required documentation to the Missouri State Emergency Management Agency (SEMA). This Hazard Mitigation Grant Program is a federally funded program that covers 75% of all eligible costs associated with the buyout of the ten (10) substantially damaged properties, requiring a 25% non-federal match. On December 15, 2011 the

Taney County Planning Department staff, in consultation with Micky Davis, had also submitted a completed Community Development Block Grant (CDBG) application and required documentation to the Missouri Department of Economic Development (MoDED). The CDBG funds are to be utilized as the required 25% non-Federal match for the flood buyout. On January 23, 2013, after months of work with representatives from FEMA, SEMA and the MoDED, Taney County finally received FEMA approval for both its HMGP and CDBG applications. Now that Taney County has received approval for these two funding sources, the residential, voluntary flood buyout process will continue to occupy a great deal of Planning Department Staff time in 2013.

### **Adoption of the Taney County Subdivision Regulations**

On July 19, 2012 the Taney County Commission adopted the Taney County Subdivision Regulations, upon a recommendation of the Taney County Planning Commission. A series of public hearings were held throughout the first half of 2012, including an advertised Planning Commission Special Work Session on April 23, 2012. The Taney County Planning Commission recommended the removal and separation of the subdivision regulations formerly known as Section 5 (Subdivision of Land), Section 6 (Plats) and Appendix H (Requirements for Plats) of the Taney County Development Guidance Code, resulting in the creation of what is now cited separately as the "Subdivision Regulations for Taney County, Missouri". This was a cooperative effort between the Taney County Commission, the Taney County Planning Commission and the Taney County Planning Staff; resulted in a set of regulations that addressed a number of on-going concerns of the general public, members of the Planning Commission and the County Commission in regard to the required process for subdividing land.



## PERMIT SUMMARY:

### PLANNING COMMISSION DIVISION III APPLICATIONS 2012

2012/2	Crawford's Towing	8-5-16-0-0-16	Lot split	app. Admn
2012/3	Robt. Valerie Budd	19-6-24-1-2-1-6	nightly rental	approved
2012/4	Branson Hills Realty	8-4-17-0-0-13	real estate office	approved
2012/5	BP Outdoor Academy at BC	19-6-13 etc.	multi-use	approved
2012/6	Triple-G ATV Rides	5-5-22-0-0-19	guided ATV Rides	approved
2012/7	248 Take & Bake	8-4-19-3-4-13	take/bake business	approved
2012/8	Pothole Riviera Properties	9-3-8-2-1-5	Nightly Rental	approved
2012/9	Lee Von Allmen	7-6-13-0-0-20-1	mini storage	approved
2012/10	Greg Smith	18-7-35-0-0-43	nightly rental	denied
2012/11	Debbie's Farmers Mkt.	18-8-27-4-2-6.1	open air mkt.	withdrawn
2012/12	R&D's Catfish/Wings	8-9-30-0-0-84	restaurant	withdrawn
2012/13	Happy Hollow Dock Owners	19-2-3-3-1-13	parking	approved
2012/14	Branson Landing Zip line	8-8-33-4-5-14	zip line	approved
2012/15	Jakes Lake Storage	18-6-14-2-2-27	storage containers	denied
2012/16	McSpadden Nightly Rental	19-6-24-1-2-1.1	sup, nightly rental	approved
2012/17	Holcomb Gunsmithing	8-6-23-0-0-8	sup, home occupation	approved
2012/18	Michael Schmitz NR	8-7-25-1-3-26	Nightly Rental	denied
2012/19	Copper Run Distillery	5-3-7-0-0-5.4	entertainment liq. By the drink	approved
2012/20	McKissack Res. Partners	19-6-24-1-1-3	nightly rental	approved
2012/21	Mtn. Country Propane	9-4-20-2-2-8.0	bulk plant	approved
2012/22	Crawford's Towing	8-5-30-0-0-82	expansion	approved
2012/23	Avina Dry Cleaning	8-9-30-0-0-82	dry cleaners	withdrawn
2012/24	Eden's Ark	8-6-23-0-0-5	exotic animal park	withdrawn
2012/25	McKBudd Vaca. Rentals	19-6-24-1-1-11	nightly rental	approved
2012/26	His House LLC	18-2-10-4-1-22.0	nightly rental	withdrawn

#### ❖ Division III Permits

In 2012 the Planning Department received a total of twenty-five (25) Division III Permit applications. Of the total number of Division III applications seventeen (17) were approved (including one (1) administrative approval), three (3) were denied and five (5) were withdrawn. Of the twenty-five (25) total applications, one (1) development proposal dealt directly with subdivision of land, nine (9) applications were classified as Special-Use Permits and the remaining fifteen (15) applications consisted of land use approval. In 2012 the number of Division III applications received by the Planning Department declined slightly when compared with the total numbers processed in 2011 for a total decrease of approximately 14% (Twenty-nine (29) Division III Permit Applications were received in 2011). Please note that the recorded copies of the Division III Decisions of Record for 2012 may be found in Appendix A.

### ❖ **Division II Permits**

In 2012 the Planning Department issued a total of twenty-three (23) Division II Permits for the construction of commercial, school and church structures. The number of Division II Permits issued in 2012 decreased by approximately 28% from the number of permits that were issued over the same time period in 2011 (thirty-two (32) Division II Permits were issued in 2011). Please note that a complete listing of the Division II Permits for 2012 may be found in Appendix B.

### ❖ **Division I Permits**

In 2012 the Planning Department issued a total of one hundred and fifty-four (154) Division I Permits for the construction of residential structures, residential additions, accessory structures in excess of 100 square feet in ground cover and the placement of mobile homes. Of the 154 total Division I Permits 48 were issued for the construction of new single-family homes, 11 were issued for the placement of mobile homes, 6 were issued for additions and 89 were issued for some type of accessory structures. The number of Division I Permits issued in 2012 decreased by approximately 3% below the number that were issued in the same time period in 2011 (159 Division I Permits were issued in 2011). Please note that a complete listing of the Division I Permits for 2012 may be found in Appendix C.

### ❖ **Land Disturbance Permits**

In 2012 there were a total of eleven (11) Land Disturbance Permits that were issued for various development proposals which required the disturbance of over one acre of land. The number of Land Disturbance Permits issued in 2012 increased by approximately 38% above the number that were issued during the same time period in 2011 (eight (8) Land Disturbance Permits were issued in 2011). Please note that a complete listing of the Land Disturbance Permits for 2012 may be found in Appendix D.

### ❖ **Plat Review**

In 2012 the Planning Department processed a total of forty-seven (47) plat applications. Of the forty-seven (47) total applications, fourteen (14) plats were final plats, ten (10) plats were amended plats, seven (7) were replats and sixteen (16) were minor subdivision plats. The year 2012 saw a slight decrease of approximately 18% in the total number of plats processed over the amount processed over the same time frame in 2011 (57 plat applications were processed in 2011).

### ❖ **On-Site Wastewater Permits**

In 2012 there were a total of thirty-two (32) On-Site Wastewater Permits that were issued. Of the thirty-two total applications, fourteen (14) were for new system permits, eleven (11) were for tank replacement and seven (7) permits were for repair of the system. Please note that only eight (8) On-Site Wastewater Permits were issued in 2011, because the Taney County Planning Department began wastewater permitting in mid-September of 2011.

### ❖ **Board of Adjustment Requests**

In 2012 the Planning Department processed a total of twelve (12) applications for appeal, variance and reconsideration/rehearing requests. Of the twelve 12 total applications, ten 10 were variance requests and two (2) were appeal requests. Of the ten (10) total variance requests heard, 7 were approved and 3 were denied. Both appeal requests were denied.

**FIVE YEAR  
PLANNING DEPARTMENT APPLICATION SUMMARY**

<b>APPLICATION TYPE</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>% Change from 2011</b>
Division III Permits	72	39	30	29	25	-14%
Division II Permits	206	46	17	32	23	-28%
Division I Permits	281	208	204	159	154	-3%
BOA Applications	26	19	13	19	12	-37%
Land Disturbance Permits	25	11	11	8	11	38%
Final Plats	36	17	18	18	14	-22%
Replats	7	15	7	8	7	-13%
Amended Plats	10	11	9	17	10	-41%
Minor Subdivisions	15	15	17	14	16	14%
Floodplain Permits	1	0	0	0	0	0%
On-Site Wastewater Permits	0	0	0	8	32	300%

## THE YEAR AHEAD

### TANEY COUNTY PLANNING IN 2012

The Taney County Planning Department saw a number of changes during 2012. During the upcoming year, the Taney County Planning Department staff plans to continue these efforts. Listed below are some of the Department's planned projects and activities for the year 2012.

#### ❖ **Comprehensive Update of the Taney County Master Plan**

The Planning Department Staff has continued to assemble the information needed in order to complete a comprehensive update of the Taney County Master Plan which will allow the Staff to present a current representation of Taney County, enabling decision makers to understand the needs the County faces and how to translate those needs into the goals and objectives that the County's citizens hope to achieve. A major part of this process will be gathering public input. The Planning Department will hold a series of public meetings within each of the seven townships of the county. The county will seek the assistance of its citizens who will be encouraged to express their needs, desires and future vision for Taney County which will then be translated into the goals and objectives of the Master Plan.

In 1966, Taney County voted for planning by referendum. In 1972, the Branson-Hollister Jaycees secured matching funds for a Department of Housing and Urban Development Comprehensive Planning Grant. During the same year, Taney County contracted with professional assistance in developing the first Master Plan for Taney County. The Master Plan was then updated in 1980 with the most recent updated version being adopted by the County Commission on December 27, 1999.

*The Taney County Master Plan is a guide for public and private decision-makers on policy issues and actions for providing community direction to the future development and growth of Taney County. The Master Plan is a statement of community values and desired quality of life. It is a statement of community aspirations for the future of Taney County's built and natural environments. In addition to defining Taney County's vision of its future, the Master Plan provides strategies and actions to achieve the desired vision for the future. The goals, policies and implementation strategies of the Master Plan are intended to provide elected and appointed officials with a framework for making decisions on land use, public infrastructure and services, natural resources, and economic development. The Plan also benefits the private sector by providing information*



*on County goals and priorities that may influence private investment decisions. The Taney County Master Plan is a guide to action for managing change and achieving the quality of life desired by the people of Taney County.*

In order for the revision of the Taney County Development Guidance Code to truly be successful, it is essential that a comprehensive update of the Taney County Master Plan be completed, including the creation of a future land use plan and map. David Faucett of the Southwest Missouri Council of Governments (SMCOG) has worked with both the Taney County Planning Commission and Staff in the preparation of a future land use map at no cost to Taney County.

## ❖ **Revision of the Taney County Development Guidance Code**

The Taney County Commission has tasked the Planning Department staff with making a complete revision of the Taney County Development Guidance Code. At this time the staff is writing a draft set of regulations, utilizing regulations from number of other Missouri Counties.

The Taney County Development Guidance Code was adopted on November 13, 1984 by order of the Taney County Commission pursuant to the authority granted by the Legislature of the State of Missouri in Sections 64.800 through 64.895 of the Revised Statutes of Missouri. The Taney County Development Guidance Code created two districts, Western Taney County and Eastern Taney County. These Codes were designed to manage the growth and development of Taney County by segregating incompatible land uses with use permits and performance standards based on absolute and relative policies.

The Taney County Planning Staff is proposing a complete revision of the Taney County Development Guidance Code which would separate the Development Guidance Code into Zoning Regulations and Zoning Map, Subdivision Regulations and the Sediment & Erosion Control Regulations. I have listed the proposed zoning districts below:

### **AGRICULTURE DISTRICTS**

- A-1 Agricultural District
- A-R Agricultural Residential District

### **RESIDENTIAL DISTRICTS**

- R-1 Single-Family Residential District
- R-2 One and Two-Family Residential District
- R-3 Multi-Family Residential District
- MH-1 Manufactured Home (Mobile Home)  
Park or Subdivision District

### **OFFICE DISTRICT**

- O Office District

### **PLANNED UNIT DEVELOPMENT**

- PUD Planned Unit Development

### **COMMERCIAL DISTRICTS**

- C-1 Neighborhood Commercial District
- C-2 General Commercial District

### **MANUFACTURING DISTRICTS**

- M-1 Light Manufacturing or Industrial District
- M-2 General Manufacturing or Industrial District

The County Counselor feels that a transition to a more traditional Euclidian form of zoning may be accomplished as an amendment of the regulations and districts of the Taney County Development Guidance Code. Per the provisions of RSMo 64.875, "The regulations imposed and the districts created under authority of sections 64.845 to 64.880 may be amended from time to time by the county commission by order after the order establishing the same has gone into effect but no amendments shall be made by the county commission except after recommendation of the county planning commission." The Missouri Revised Statutes would only require advertised public hearings before both the Planning Commission and the County Commission if this transition is viewed as an amendment of the Development Guidance Code. However the staff is proposing that a series of public meetings be held within each of the eight townships of the county in order to gain additional public input from throughout Taney County.

## APPENDIX A



BOOK PAGE  
**2012L07033**  
 02/23/2012 10:20:21AM  
 REC FEE:36.00  
 NON-STD FEE:  
 PAGES: 5  
 REAL ESTATE DOCUMENT  
 TANEY COUNTY, MISSOURI  
 RECORDERS CERTIFICATION



*Robert A. Dixon*  
 ROBERT A. DIXON

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III DECISION OF RECORD**  
**JANUARY 17, 2012**  
**SPIRIT HILL AIRPARK SUBDIVISION**  
**#11-28**

On January 17, 2012 the Taney County Planning Commission (grantor) approved a request by Tammy Warner and Rick Persinger (grantees) to develop a residential subdivision. In accordance with the approval a Division III Permit #11-28 is issued for the property located at the attached legal description.

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

Tammy Warner and Rick Persinger are authorized to develop 1,018.12 acres more or less into 146, five acre residential lots located off St. Hwy. M. With seven out of nine Planning Commissioners present the vote to approve was three in favor, two abstentions, and one against the motion, with the Chairman not voting. 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 Section VI Item 2)
  - b. Stormwater management (Appendix B Item 3)
  - c. Land Disturbance Permit
  - d. Utility easements and building line setbacks (Table 12)
  - e. Landscape buffer plan for the 4 commercial lots that adjoin the residential lots (Appendix J)
  - f. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Planning Commission approval shall be sought for a Division III Permit prior to the construction of any structures on the four (4) commercial lots.
3. No outside storage of equipment or solid waste materials.
4. The runway will not be built closer than 150' to the east property line.
5. This decision is subject to all existing easements.
6. Division I and/or Division II Permits will be required for all applicable structures in the development (Chapter 3 Section 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





BOOK PAGE  
**2012L16303**  
 04/26/2012 03:47:32PM  
 REC FEE:27.00  
 NON-STD FEE:  
 PAGES: 2  
 REAL ESTATE DOCUMENT  
 TANEY COUNTY, MISSOURI  
 RECORDERS CERTIFICATION



*Robert A. Dixon*  
 ROBERT A. DIXON

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III SPECIAL USE PERMIT DECISION OF RECORD**  
**VALERIE BUDD**  
**BRANSON HILLS REALTY**  
**APRIL 16, 2012**  
**#2012-0003**

On April 16, 2012 the Taney County Planning Commission (grantor) approved a request by the Valerie Budd (grantee) to utilize an existing cabin for nightly rental. In accordance with the approval, Division III – Special Use Permit #2012-0003 is issued for the property located at the attached legal description.

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

Valerie Budd is authorized to utilize the existing cabin located at 150 Walnut Drive, Ridgedale, MO for nightly rental. 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.
2. Compliance letters from the Western Taney County Fire Protection District, the Taney County Health Department, the Taney County Assessor's Office and the Missouri Department of Revenue shall be provided to the Planning Department office.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. A privacy fence shall be provided upon both the northern and western property boundaries, between the property in question and the adjacent single family residences.
6. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached

All of lots three(3) & four(4), block sixty-three(63), final plat of Ozarks Paradise Village, south addition, according to the recorded plat thereof in plat book 9, at page 36, Taney County Recorder's office, Taney county, Missouri.



BOOK PAGE  
**2012L24864**  
 06/29/2012 02:54:36PM  
 REC FEE:30.00  
 NON-STD FEE:  
 PAGES: 3  
 REAL ESTATE DOCUMENT  
 TANEY COUNTY, MISSOURI  
 RECORDERS CERTIFICATION  
*R.A. Dixon*  
 ROBERT A. DIXON

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III PERMIT DECISION OF RECORD**  
**LIANNE MILTON**  
**BRANSON HILLS REALTY**  
**APRIL 16, 2012**  
**#2012-0004**

On April 16, 2012 the Taney County Planning Commission (grantor) approved a request by Lianne Milton (grantee) allowing for the Branson Hills Realty office to be relocated to 121 Yale Street, Branson, MO. In accordance with the approval, Division III Permit #2012-0004 is issued for the property located at the attached legal description.

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

Lianne Milton is authorized to utilize the existing residence located at 121 Yale Street, Branson, MO for a real estate office. 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.
2. Compliance letter from the Fire District.
3. Compliance Letters from the Missouri Department of Health and Senior Services / Taney County On-site Wastewater Inspector and/or the Missouri Department of Natural Resources (MoDNR) regarding the repair/replacement of the wastewater system.
4. Compliance letter from the Missouri Department of Natural Resources indicating that the community well has been plugged per MoDNR guidelines.
5. A 6 foot tall opaque (privacy) fence shall be erected between the property in question and the adjoining residence to the north.
6. No outside storage of equipment or solid waste materials.
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 (Chapter II Item 6).

Legal description attached



BOOK PAGE  
**2012L25978**  
 07/10/2012 03:40:28PM  
 REC FEE:57.00  
 NON-STD FEE:  
 PAGES: 12  
 REAL ESTATE DOCUMENT  
 TANEY COUNTY, MISSOURI  
 RECORDERS CERTIFICATION



*Robert A. Dixon*  
 ROBERT A. DIXON

✓ **TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III PERMIT DECISION OF RECORD**  
**AMERICAN SPORTSMAN HOLDINGS COMPANY**  
**BASS PRO SHOPS OUTDOOR ACADEMY AT BIG CEDAR LODGE**  
**APRIL 16, 2012**  
**#2012-0005**

On April 16, 2012 the Taney County Planning Commission (grantor) approved a request by the American Sportsman Holdings Company (Eddie Wolfe Representing) (grantee) allowing for the development of the Bass Pro Shops Outdoor Academy at Big Cedar Lodge. In accordance with the approval, Division III Permit #2012-0005 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 American Sportsman Holdings Company is authorized to develop the Bass Pro Shops Outdoor Academy at Big Cedar Lodge, with the final listing of uses presented during the Division III Permit Public Hearing, as enumerated in the Division III Staff Report. 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. Detailed engineering plans of the entire shooting range area indicating the specific Best Management Practices (BMPs) being incorporated into the design and all specific sound mitigation measures to be implemented.
  - b. Improvements with scale of buildings, streets, onsite parking and utilities.(Table 6)
  
2. Compliance letters from the Fire and Sewer Districts the Missouri Department of Transportation, the Missouri Department of Natural Resources (MoDNR), the U.S. Army Corps of Engineers, including all other entities which have requirements governing a development of this nature (Chapter VI-VII).

3. Prior to the issuance of Certificates of Compliance (C of Cs), for each individual Division II Permit, the developer shall upgrade the existing transportation system and provide the necessary capacity to serve this development, as required by both Taney County and the Missouri Department of Transportation (MoDOT).
4. Prior to issuing Certificates of Compliance (C of Cs) a copy of the MoDNR operating permit for the central wastewater treatment system shall be presented to the Taney County Planning Department.
5. The installation of sewer service lines shall be inspected by the Taney County Wastewater Inspector in conjunction with the Missouri Department of Health and Senior Services.
6. No outside storage of equipment or solid waste materials.
7. This decision is subject to all existing easements.
8. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
9. A new property description shall be provided for the entire Outdoor Academy property via an Amended Plat, including that portion of the property currently platted as the Ozarks Paradise Village.
10. The amended plat of the property shall reflect that any road right-of-way which continues to serve a property owned by a party not affiliated with the American Sportsman Holding shall terminate in either a cul-de-sac or hammerhead in compliance with the provisions of the Taney County Road Standards.
11. Bass Pro Shops Outdoor Academy at Big Cedar Lodge shall be limited to normal winter (December, January, February) shooting hours of 7:00 AM to 7:00 PM and summer hours of 7:00 AM to 9:00 PM, with exceptions for 12 special events to be held between 7:00 AM to 11:00 PM on Friday and Saturday only.
12. Sound muffling devices such as shooting tubes and sound t-pees (As presented by John Joines) shall be required and utilized for all rifle and pistol ranges.
13. The shooting range area shall be designed with specific best management practices being incorporated into the design, ensuring containment and recovery of the shot.
14. The shooting range will be designed with specific sound mitigation measures being implemented, such as "Scottish Berms", land grading and when possible, directing shooting stations away from existing residences.
15. The ATVs used at the Outdoor Academy will be electric. There will be no ATV motocross racing.

16. 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





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BOOK PAGE

2012L25979

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REC FEE:30.00

NON-STD FEE:

PAGES: 3

REAL ESTATE DOCUMENT  
TANEY COUNTY, MISSOURI  
RECORDERS CERTIFICATION

ROBERT A. DIXON



✓ **TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III PERMIT DECISION OF RECORD**  
**DOUGLAS & LEE GAAR**  
**TRIPLE-G ATV RIDES**  
**APRIL 16, 2012**  
**#2012-0006**

On April 16, 2012 the Taney County Planning Commission (grantor) approved a request by Douglas & Lee Gaar (grantee) allowing for guided All Terrain Vehicle (ATV) rides at the Triple-G Ranch. In accordance with the approval, Division III Permit #2012-0006 is issued for the property located at the attached legal description.

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

Douglas & Lee Gaar are authorized to conducted guided ATV rides at the Triple-G Ranch. 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.
2. Compliance letters from the Fire District, the Taney County Health Department and the U.S. Army Corps of Engineers shall be provided to the Planning Department office, if applicable.
3. ATVs utilized in the business shall be equipped with factory muffler systems.
4. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.
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



BOOK PAGE  
**2012L28384**  
 07/26/2012 02:45:24PM  
 REC FEE:30.00  
 NON-STD FEE:  
 PAGES: 3  
 REAL ESTATE DOCUMENT  
 TANEY COUNTY, MISSOURI  
 RECORDERS CERTIFICATION  
*Robert A. Dixon*  
 ROBERT A. DIXON



✓ **TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III PERMIT DECISION OF RECORD**  
**JOHN MEYER**  
**248 TAKE & BAKE PIZZA RESTAURANT**  
**MAY 21, 2012**  
**#2012-0007**

On May 21, 2012 the Taney County Planning Commission (grantor) approved a request by John Meyer (grantee) allowing for the establishment of a "take and bake" pizza restaurant, with living quarters within the existing single-family residential structure located at 2722 State Highway 248, Branson, MO. In accordance with the approval, Division III Permit #2012-0007 is issued for the property located at the attached legal description.

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

John Meyer is authorized to utilize the existing residence located at 2722 State Highway 248, Branson, MO for a "take and bake" pizza restaurant, with living quarters. 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.
2. Compliance letters from the Fire Protection District, the Taney County Health Department and the Water District.
3. Compliance Letter from the Branson Public Works Department, ensuring connection to municipal sewer.
4. A 6 foot tall privacy fence shall be constructed along both the northern and southern property line, between the approved commercial use and the adjoining residences.
5. All light sources within the facility shall be arranged so that no direct illumination leaves the site toward adjacent residences.
6. No outside storage of equipment or solid waste materials.
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 (Chapter II Item 6).

Legal description attached



BOOK PAGE  
**2012L19950**  
 05/24/2012 01:53:32PM  
 REC FEE:30.00  
 NON-STD FEE:  
 PAGES: 3  
 REAL ESTATE DOCUMENT  
 TANEY COUNTY, MISSOURI  
 RECORDERS CERTIFICATION

*Robert A. Dixon*  
 ROBERT A. DIXON

✓  
**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III SPECIAL USE PERMIT DECISION OF RECORD**  
**JERRY WIBLE**  
**POTHOLE RIVIERA PROPERTIES, LLC**  
**MAY 21, 2012**  
**#2012-0008**

On May 21, 2012 the Taney County Planning Commission (grantor) approved a request by the Jerry Wible (grantee) to utilize an existing single-family residence for nightly rental. In accordance with the approval, Division III – Special Use Permit #2012-0008 is issued for the property located at the attached legal description.

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

Jerry Wible is authorized to utilize the existing single-family residence located at 3585 State Highway Y, Forsyth, MO for nightly rental. 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.
2. Compliance letters from the Fire Protection District, the Taney County Health Department, the Taney County Assessor's Office and the Missouri Department of Revenue shall be provided to the Planning Department office.
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. A 25 foot wide natural vegetative buffer shall be preserved along the northern property boundary, between the property in question and the adjacent single-family residence.
6. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached



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BOOK PAGE

2012L33500

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REC FEE:33.00

NON-STD FEE:

PAGES: 4

REAL ESTATE DOCUMENT  
TANEY COUNTY, MISSOURI  
RECORDERS CERTIFICATION

ROBERT A. DIXON



**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III PERMIT DECISION OF RECORD**  
**LEE VON ALLMEN**  
**VON ALLMEN MINI STORAGE**  
**JULY 16, 2012**  
**#2012-0009**

On July 16, 2012 the Taney County Planning Commission (grantor) approved a request by Lee Von Allmen (grantee) allowing for the development of a mini-storage facility located in the 1600 block of Sycamore Church Road, Branson, MO. In accordance with the approval, Division III Permit #2012-0009 is issued for the property located at the attached legal description.

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

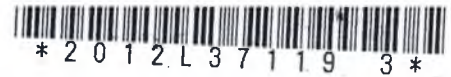
Lee Von Allmen is authorized to develop a mini-storage facility located in the 1600 block of Sycamore Church Road, Branson, MO. With seven out of nine Planning Commissioners present the vote to approve was unanimous. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code, that includes plans for the following:
  - a. Stormwater management (Appendix B Item 3)
2. A compliance letter from the Fire Protection District and the Taney County Road & Bridge Department.
3. A six (6) foot tall opaque (privacy) fence and a 25 foot wide natural vegetative buffer shall be provided between the storage facility and residential portion of the Branson Commerce Park to the south. A 25 foot wide natural vegetative buffer shall also be preserved along the eastern property boundary, between the property in question and the adjacent subdivision.
4. The outside storage area shall have security fencing and lighting in place.

5. All light sources within the facility shall be arranged so that no direct illumination leaves the site toward adjacent residential areas or any roadways.
6. Should the development require the provision of sewer and water service in the future; the property owner shall connect to Branson municipal sewer and Water District # 3.
7. This decision is subject to all existing easements
8. Division II Permits shall be required for all applicable structures in the development (Chapter 3, Section 1, 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





BOOK PAGE  
**2012L37119**  
 09/25/2012 11:09:41AM  
 REC FEE:30.00  
 NON-STD FEE:  
 PAGES: 3  
 REAL ESTATE DOCUMENT  
 TANEY COUNTY, MISSOURI  
 RECORDERS CERTIFICATION



*Robert A. Dixon*  
 ROBERT A. DIXON

✓ **TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III PERMIT - DECISION OF RECORD**  
**HAPPY HOLLOW COMMUNITY DOCK ASSOCIATION**  
**HAPPY HOLLOW COMMUNITY DOCK ASSOCIATION – BOAT DOCK PARKING**  
**LOT**  
**SEPTEMBER 17, 2012**  
**#2012-0013**

On September 17, 2012 the Taney County Planning Commission (grantor) approved a request by the Happy Hollow Community Dock Association (Jim Haney Representing) (grantee) allowing for the development of a 50' x 100' lot located in the 300 Block of Happy Hollow Road, Hollister, MO, as a four (4) space public parking lot, to serve an existing boat dock that is being expanded. In accordance with the approval, Division III Permit #2012-0013 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 Happy Hollow Community Dock Association is authorized to develop a four (4) space public parking lot located in the 300 Block of Happy Hollow Road, Hollister, MO. 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.
2. A compliance letter from the U.S. Army Corps of Engineers shall be submitted to the Planning Department (Chapter VI-VII).
3. 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 SPECIAL-USE PERMIT - DECISION OF RECORD**  
**GRANT HOLCOMB**  
**GRANT HOLCOMB GUNSMITHING (HOME OCCUPATION)**  
**OCTOBER 15, 2012**  
**PERMIT# 2012-0017**

On October 15, 2012 the Taney County Planning Commission (grantor) approved a request by Grant Holcomb (grantee) allowing for the operation of a gunsmithing business within an existing single-family residence, located at 242 Holcomb Road, Branson, MO, as a home occupation. In accordance with the approval, Division III Special-Use Permit #2012-0017 is issued for the property located at the attached legal description.

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

Grant Holcomb is authorized to operate a gunsmithing business within an existing single-family residence, located at 242 Holcomb Road, Branson, MO, as a home occupation. 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.
2. No outside storage of equipment or solid waste materials.
3. This decision is subject to all existing easements.
4. No on-site customer / client target practice shall be allowed. Firearms utilized in conjunction with the gunsmithing home occupation shall only be fired by the applicant, ensuring that they are operational.
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 SPECIAL-USE PERMIT - DECISION OF RECORD**  
**GARY MCSPADDEN MINISTRIES**  
**GARY MCSPADDEN NIGHTLY RENTAL**  
**OCTOBER 15, 2012**  
**PERMIT# 2012-0016**

On October 15, 2012 the Taney County Planning Commission (grantor) approved a request by Gary McSpadden Ministries (grantee) allowing for the utilization of an existing, single-family residence, located at 956 Jones Road, Ridgedale, MO, for nightly rental. In accordance with the approval, Division III Special-Use Permit #2012-0016 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 McSpadden Ministries is authorized to utilize an existing, single-family residence, located at 956 Jones Road, Ridgedale, MO, for nightly rental. 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.
2. Compliance letters from the Western Taney County Fire Protection District, the Taney County Health Department, the Taney County Assessor's Office and Missouri Department of Revenue; including all other entities which have requirements governing a development of this nature shall be provided to the Planning Department office (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. A privacy fence shall be provided upon the northwestern and southwestern property boundaries, between the property in question and the adjacent single family residences.

6. This residence shall accommodate (sleep) no more than ten (10) persons per night.
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**  
**M & LINDA BRITTON**  
**MOUNTAIN COUNTRY PROPANE BULK PLANT**  
**DECEMBER 17, 2012**  
**PERMIT# 2012-0021**

On December 17, 2012 the Taney County Planning Commission (grantor) approved a Division III request by Mike & Linda Britton (grantees) (represented by Shawn Treat) allowing for the development of a Propane Bulk Plant, located in the 6800 Block of East State Highway 76, Kirbyville, MO. In accordance with the approval, Division III Permit #2012-0021 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 & Linda Britton are authorized to utilize the property in question located in the 6800 Block of East State Highway 76, Kirbyville, MO for a Propane Bulk Plant. With six out of nine Planning Commissioners present, the vote to approve was 5 to 1. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. Compliance letters from the Central Taney County Fire Protection District, including a final letter from the District, upon a review of fully-engineered site plans.
3. A copy of both the Site Inspection and Final Approval from the Missouri Propane Gas Commission.
4. A copy of the Missouri Department of Transportation (MoDOT) access permit shall be provided to the Planning Department.
5. The existing mobile home and recreational vehicle (RV) shall be removed from the parcel in question.

6. A twenty-five (25) foot wide vegetative buffer shall be maintained between the propane bulk storage plant and the adjoining residence to the west. The existing fence and tree line shall be preserved adjoining State Highway 76, leaving adequate space for the new entrance.
7. The propane bulk storage plat shall have security fencing and lighting in place.
8. All light sources within the facility shall be arranged so that no direct illumination leaves the site toward adjacent residential areas or any roadways.
9. This decision is subject to all existing easements.
10. Division II Permits shall be required for all applicable structures in the development (Chapter 3, Section 1, Item B).
11. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached below:

A tract of land situated in the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  and the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 20, Township 23 north, Range 20 west, Taney County, Missouri, and being described as follows: Commencing at the northeast corner of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , said Section 20, thence S 86 degrees 13'54"W along the north line of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , said Section 20, 1227.24 feet to point of beginning, thence S 4 degrees 46'58"E, 457.95 feet, thence S 84 degrees 21'20"W along north right of way line of Missouri State Hwy. #76 east, 567.84 feet, thence along a segment of curve left having a radius of 608.72 feet, a distance of 23.08 feet, thence N 4 degrees 46'58"W, 484.27 feet, thence N 86 degrees 13'54"E, 590.92 feet to point of beginning, containing 6.43 acres, more or less, and being subject to all existing easements and restrictions of record.



**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III SPECIAL-USE PERMIT - DECISION OF RECORD**  
**LINDA MCKISSACK – (MCKISSACK RESIDENTIAL PARTNERS II LTD)**  
**MCKISSACK RESIDENTIAL PARTNERS NIGHTLY RENTAL –**  
**RUNNING BEAR LODGE**  
**DECEMBER 17, 2012**  
**PERMIT# 2012-0020**

On December 17, 2012 the Taney County Planning Commission (grantor) approved a Division III Special-Use Permit request by Linda McKissack (grantee) allowing for the nightly rental of the existing, single-family residence located at 129 Spruce Drive, Ridgedale, MO. In accordance with the approval, Division III Special-Use Permit #2012-0020 is issued for the property located at the attached legal description.

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

Linda McKissack is authorized to utilize an existing single-family residence located at 129 Spruce Drive, Ridgedale, MO for nightly rental. 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.
2. Compliance letters from the Western Taney County Fire Protection District, the Taney County Assessor's Office and the Missouri Department of Revenue; including all other entities which have requirements governing a development of this nature shall be provided to the Planning Department office (Chapter VI-VII).
3. A valid Merchant's License via the Taney County Collector's Office shall be provided to the Planning Department if the applicant owns more than one (1) nightly rental property.
4. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.

6. A privacy fence shall be maintained between the nightly rental structure and the adjoining residence to the south.
7. This residence shall accommodate (sleep) no more than eight (8) persons per night. The total occupancy may be further limited based upon the provisions of the Western Taney County Fire Protection District requirements and regulations.
8. If the onsite wastewater system shows any signs of failure it shall be upgraded, ensuring capacity for the three (3) bedroom home and/or the maximum number of persons that will be accommodated via nightly rental, whichever is greater. This upgraded on-site wastewater system shall be permitted via the Taney County Planning Department in conjunction with the Missouri Department of Health and Senior Services.
9. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached below:

**ALL OF LOTS SEVENTY-ONE (71), SEVENTY-TWO (72), AND SEVENTY-THREE (73), BLOCK SIXTY-THREE (63), OZARKS PARADISE VILLAGE, SOUTH ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, IN PLAT BOOK 9 PAGE 36, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI.**

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III - DECISION OF RECORD**  
**M & LINDA BRITTON**  
**MOUNTAIN COUNTRY PROPANE BULK PLANT**  
**DECEMBER 17, 2012**  
**PERMIT# 2012-0021**

On December 17, 2012 the Taney County Planning Commission (grantor) approved a Division III request by Mike & Linda Britton (grantees) (represented by Shawn Treat) allowing for the development of a Propane Bulk Plant, located in the 6800 Block of East State Highway 76, Kirbyville, MO. In accordance with the approval, Division III Permit #2012-0021 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 & Linda Britton are authorized to utilize the property in question located in the 6800 Block of East State Highway 76, Kirbyville, MO for a Propane Bulk Plant. With six out of nine Planning Commissioners present, the vote to approve was 5 to 1. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. Compliance letters from the Central Taney County Fire Protection District, including a final letter from the District, upon a review of fully-engineered site plans.
3. A copy of both the Site Inspection and Final Approval from the Missouri Propane Gas Commission.
4. A copy of the Missouri Department of Transportation (MoDOT) access permit shall be provided to the Planning Department.
5. The existing mobile home and recreational vehicle (RV) shall be removed from the parcel in question.

6. A twenty-five (25) foot wide vegetative buffer shall be maintained between the propane bulk storage plant and the adjoining residence to the west. The existing fence and tree line shall be preserved adjoining State Highway 76, leaving adequate space for the new entrance.
7. The propane bulk storage plat shall have security fencing and lighting in place.
8. All light sources within the facility shall be arranged so that no direct illumination leaves the site toward adjacent residential areas or any roadways.
9. This decision is subject to all existing easements.
10. Division II Permits shall be required for all applicable structures in the development (Chapter 3, Section 1, Item B).
11. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached below:

A tract of land situated in the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  and the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 20, Township 23 north, Range 20 west, Taney County, Missouri, and being described as follows: Commencing at the northeast corner of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , said Section 20, thence S 86 degrees 13'54"W along the north line of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , said Section 20, 1227.24 feet to point of beginning, thence S 4 degrees 46'58"E, 457.95 feet, thence S 84 degrees 21'20"W along north right of way line of Missouri State Hwy. #76 east, 567.84 feet, thence along a segment of curve left having a radius of 608.72 feet, a distance of 23.08 feet, thence N 4 degrees 46'58"W, 484.27 feet, thence N 86 degrees 13'54"E, 590.92 feet to point of beginning, containing 6.43 acres, more or less, and being subject to all existing easements and restrictions of record.

**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III - DECISION OF RECORD**  
**PAUL SIMON – GOLDEN YEARS RETIREMENT PLAN**  
**CRAWFORD'S TOWING - EXPANSION**  
**DECEMBER 17, 2012**  
**PERMIT# 2012-0022**

On December 17, 2012 the Taney County Planning Commission (grantor) approved a Division III request by Paul Simon – Golden Years Retirement Plan (grantees) (represented by John Anderson) allowing for the expansion of the existing Crawford's Towing business onto the adjoining property located in the 100 Block of Calvin Drive, Branson, MO. In accordance with the approval, Division III Permit #2012-0022 is issued for the property located at the attached legal description.

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

John Anderson is authorized to utilize the property in question located in the 100 Block of Calvin Drive, Branson, MO as parking for the existing towing business (Crawford's Towing) located at 1919 Bee Creek Road (immediately to the east). With six out of nine Planning Commissioners present, the vote to approve was 5 to 1. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. A six (6) foot tall opaque (privacy) fence shall be provided around the north, south and west property lines between the parcel in question and the adjoining single-family residences. The applicant shall allow for the inspection of the fence construction at the intersection of Calvin Drive and Miami Drive via the Taney County Road and Bridge Department, ensuring adequate site distance.
3. The parking area shall have security fencing and lighting in place.
4. All light sources within the facility shall be arranged so that no direct illumination leaves the site toward adjacent residential areas or any roadways.
5. This decision is subject to all existing easements.

6. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached below:

**A tract of land situated in Plot 6 and Plot 7 of Arthur Hall Subdivision, being more particularly described as follows: Beginning at the intersection of the South line of Plot 7 and the Westerly right-of-way line of Bee Creek Road; thence N89°11'10" W, 385.47 feet; thence N0°26' W, 312.51 feet for a new point of beginning; thence continue N 0°26' W, 160.70 feet; thence S89°11'10" E, 77.50 feet; thence N45°11'25" E, 41.96 feet; thence S0°26' E, 190.70 feet; thence N89°09'06" W, 107.50 feet to the new point of beginning, EXCEPT Tract C as described and contained in the Plat filed for record in Plat Book C at Page 486. Sec. 16 Twp. 23 Rng. 21  
08-5.0-16-000-000-017.000**



**TANEY COUNTY PLANNING COMMISSION**  
**DIVISION III SPECIAL-USE PERMIT - DECISION OF RECORD**  
**VALARIE BUDD & LINDA MCKISSACK – (MCKBUDD VACATION RENTALS, LLC)**  
**MCKBUDD VACATION RENTALS – DEER TRACKS LODGE**  
**DECEMBER 17, 2012**  
**PERMIT# 2012-0025**

On December 17, 2012 the Taney County Planning Commission (grantor) approved a Division III Special-Use Permit request by Valarie Budd & Linda McKissack (grantee) allowing for the use of the existing, single-family residence located at 924 Jones Road, Ridgedale, MO for nightly rental. In accordance with the approval, Division III Special-Use Permit #2012-0025 is issued for the property located at the attached legal description.

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

Valarie Budd & Linda McKissack are authorized to utilize an existing single-family residence located at 924 Jones Road, Ridgedale, MO for nightly rental. 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.
2. Compliance letters from the Western Taney County Fire Protection District, the Taney County Assessor's Office and the Missouri Department of Revenue; including all other entities which have requirements governing a development of this nature shall be provided to the Planning Department office (Chapter VI-VII).
3. A valid Merchant's License via the Taney County Collector's Office shall be provided to the Planning Department if the applicant owns more than one (1) nightly rental property.
4. No outside storage of equipment or solid waste materials.
5. This decision is subject to all existing easements.

6. A recorded copy of an easement, located on Lot 7, Block 53, in Ozarks Paradise Village, South Addition (containing the existing circle drive) shall be provided to the Planning Department.
7. This residence shall accommodate (sleep) no more than eight (8) persons per night. The total occupancy may be further limited based upon the provisions of the Western Taney County Fire Protection District requirements and regulations.
8. If the onsite wastewater system shows any signs of failure it shall be upgraded, ensuring capacity for the three (3) bedroom home and/or the maximum number of persons that will be accommodated via nightly rental, whichever is greater. This upgraded on-site wastewater system shall be permitted via the Taney County Planning Department in conjunction with the Missouri Department of Health and Senior Services.
9. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached below:

All of Lots Eight (8) and Nine (9) Block 53, Ozarks Paradise Village South Addition, According to the Recorded Plat thereof, in Plat book 9, Page 10, Taney County Recorder's Office, Taney County, Missouri

Tax/Parcel ID: 19-6.0-24-001-001-011.000

## APPENDIX B

# Division II Permits for month of January 2012

23 Permits Total

02-Jan-13

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Richard Haines/NEC	10203 E State Hwy 76				storage building	12-0211 ✓	1/19/2012	09-2.0-09-000-002-020.000
Developmental Connections	1621 E State Hwy 76	Independence Hill			apartment building	12-0111 ✓	1/17/2012	08-5.0-34-000-000-004.001
Wolfe Surveying	612 Devils Pool Rd	Big Cedar			chapel	12-0411 ✓	1/25/2012	19-1.0-12-002-005-017.000
Fall Creek Motors/Dan Dobson	1069 State Hwy 165					12-0711 ✓	2/1/2012	18-6.0-14-001-001-004.000
National Institute of Marriage	210 Ella Ln	Delillo			chapel	12-0611 ✓	1/11/2012	08-5.0-22-000-000-030.004
Eddie Wolfe/Wolfe Surveying	205 Top of the Rock				chapel	12-0811 ✓	2/16/2012	20-3.0-06-000-000-025.000
Verizon Wireless	464 Church Caqmp				tower and equipment storage bldg	12-0311 ✓	1/20/2012	04-7.0-25-000-002-003.002
Steve Young	947 E State Hwy 76				storage building	12-0911 ✓	4/4/2012	08-8.0-33-004-010-001.001
Eddie Wolfe/Wolfe Surveying	State Hwy 86				lodge	12-1211 ✓	4/23/2012	19-6.0-24-000-000-001.000
National Enzyme Co	10453 E State Hwy 76				addition	12-1111 ✓	4/20/2012	19-2.0-09-000-002-003.000
Central Taney County Fire Dist	215 Ridge Rd				fire station	12-1011 ✓	4/19/2012	11-9.0-30-000-000-010.000
Redbud Shore Festates	1573-5 Lake Shore Dr	Redbud Shore Estates			carport	12-1311 ✓	5/31/2012	08-8.0-28-000-000-088.001
Kevin Altom	8115 US Hwy 160				shop/office	12-1411 ✓	6/25/2012	05-8.0-34-000-000-032.000
James Blansit	1901 Day Rd				covered front porch	12-01511 ✓	7/25/2012	05-3.0-07-000-000-005.004

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
James Blansit	1901 Day Rd				patio	12-17II ✓	8/27/2012	05-3.0-07-000-000-005.004
Jason Finley	145 Provence	The Provence			condominium	12-16II ✓	8/23/2012	19-2.0-10-002-001-005.002
Eddie Wolfe	612 Devils Pool				spa/covered bridge	12-18II ✓	9/27/2012	19-1.0-12-002-005-017.000
St Joseph Anglican Church	438 Sunrise Cove	St Joseph	1		church	12-20II ✓	11/8/2012	08-7.0-35-003-006-001.000
Taney County Road & Bridge	1377 E State Hwy 76				storage building	12-21II ✓	11/27/2012	08-8.0-34-000-000-027.000
Wolfe Surveying	612 Devils Pool Rd	Big Cedar				12-05II ✓	1/25/2012	19-1.0-12-002-005-017.000

12-19- Hercules Church = in Div II program  
 12-22- Monopine Not in program yet meeting Jan 3, 2013  
 12-23- Majestic at Table Rock - meeting Jan 3, 2013

23 Permits Total Div II

**APPENDIX C**



# Division I Permits for month of January 2012

154 Permits TOTAL

02-Jan-13

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Donnie Oakley	279 Cattail Ln	Wall-Eye Haven			shed	12-0011	1/3/2012	04-8.0-34-000-000-007.000
Robert Bell	327 Ridgeview Dr	Clearwater Acres	51, 52		garage	12-0031	1/11/2012	19-2.0-10-003-009-017.000
Claude Coffman	290 King St	West Ridge Springs	1-4		addition to house	12-0041	1/17/2012	06-7.0-25-000-000-017.001
Jerry Carsten SR	1345 Blackwell Ferry Rd	Southern Bay	3		MH & Garage	12-0061	1/18/2012	09-6.0-24-000-000-004.007
Jack Howard	167 Spicewood	Arcadia Landing	19 & 20		garage	12-0071	1/18/2012	18-7.0-35-004-027-004.000
Robert Ward	002 Alysse	Country Farm	6		storage bldg	12-0051	1/19/2012	20-3.0-05-000-000-051.000
Robert Melton	1766 State Hwy VV				MH	12-0021	1/4/2012	09-3.0-08-004-020-004.003
Gerald Johnson	195 Split Rock Dr	Emerald Point	10		SFH	12-0081	1/12/2012	18-7.0-35-004-001-001.010
Terry Howe	5359 Moore Bend				shop	12-0091	2/7/2012	16-1.0-02-000-000-005.000
Branson Development LLC	135 Windy Ridge	Oak Knoll	27		SFH	12-0101	2/16/2012	17-8.0-27-000-000-001.027
John Carpenter	435 Paradise Hgts	Oakmont	103		garage	12-0111	2/21/2012	19-1.0-11-003-004-013.000
M. G. Schmolke	220 Cedar Park Rd				MH	12-0121	2/22/2012	08-7.0-35-000-000-028.000
Michael Lange	300 Devils Pool Rd	Ozarks Paradise Village	10		garage	12-0131	2/24/2012	20-3.0-07-003-002-027.000
Randy Rossner	State Hwy H				Building	12-0161	2/29/2012	04-3.2-05-000-000-009.000
Aaron Boldman	2000 Deer Ln				SFH	12-0141	3/2/2012	09-7.0-35-000-000-008.000

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Turner Residential Properties	110 North Ridge	Emory Creek	106		SFH	12-0151	3/2/2012	06-7.0-25-000-000-019.035
Justin Newell	196 Blue Jay Way	Clearwater Acres	34		deck	12-0171	2/27/2012	19-2.0-10-003-008-003.000
Ardyth Dixon	2483 State Hwy K		109		SFH	12-0191	3/1/2012	09-8.0-28-000-000-028.000
Ardyth Dixon	2477 State Hwy K		110		SFH	12-0181	3/1/2012	09-8.0-28-000-000-028.000
Linda Clary	184 Lawton #16	Five Seasons	16		MH	12-0201	3/5/2012	09-5.0-15-000-000-026.001
Linda Clary	184 Lawton #20	Five Seasons	21		MH	12-0211	3/5/2012	09-5.0-15-000-000-026.001
Michael Shipman	120 Sunday Mtn Pass	Big Bear	59		Park Model/Deck	12-0221	3/6/2012	19-1.0-01-002-018-006.000
Brian Eckley	116 Spicewood	Arcadia Landing	9 thru 12		Shed	12-0231	3/14/2012	18-7.0-35-004-026-001.000
Johnny Gross	2116 Ridgedale Rd				MH	12-0261	3/13/2012	20-4.0-17-000-000-014.002
April Saunders	785 Seiler Rd				SFH	12-0251	3/12/2012	20-4.0-19-000-000-013.000
Lennie Bollinger	121 Hudson				SFH	12-0271	3/14/2012	05-8.0-28-000-000-023.000
Stillwater Construction	135 Blush	Big Bear	34, 36		SFH	12-0301	3/20/2012	19-1.0-01-002-016-020.000
Branson Highlands Home Owners A	120 Highlnds Ct	Highlands			Storage Bldg	12-0311	3/20/2012	08-7.0-26-004-009-028.000
Daniel West	149 Dove Ct	Cross Creek Villa	24		Storage Bldg	12-0281	3/16/2012	08-7.0-35-003-004-014.000
Kathryn Velvet	181 River Bluff Dr	France/Waters	6		Garage	12-0341	3/28/2012	18-1.0-12-003-001-014.000
Tantone Industries	1629 E State Hwy 76	Independence Hill			Special Event/Farmers Market	12-0481	4/10/2012	08-8.0-34-000-000-004.001

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Shannon Welch	494 Peaceful Dr	Cedar Meadows	68a		SFH	12-0451	4/6/2012	09-3.0-07-000-000-016.067
Garnett Craig	602 Craig Rd				addition to SFH	12-0461	4/5/2012	05-8.0-33-000-000-019.000
Clinton Smith	489 Rainbow Dr	Table Rock Acres	36		garage	12-0331	4/9/2012	18-1.0-11-003-001-048.000
Indian Summer Pool & Spa	184 Hidden Valley Ln	Hidden Meadows	8		pool	12-0441	4/9/2012	08-5.0-16-000-000-063.001
Mastercraft Custom Homes	169 Crescent Cir	Emerald Point	223		SFH	12-0351	4/9/2012	18-7.0-36-003-008-012.000
Mastercraft Custom Homes	310 Split Rock	Emerald Point	9		SFH	12-0361	4/9/2012	18-7.0-35-004-001-001.041
Janice Jones	160 Sunny Cir	Yogi Bear	126		Shed	12-0501	4/11/2012	19-1.0-01-002-023-016.000
Roberts Cemetery	1600 Caney Creek Rd				Pavilion	12-0511	4/12/2012	11-9.0-29-000-000-009.000
B&C Remodeling	248 Juniper	Meadowood	3,4,5		garage	12-0491	4/10/2012	04-8.0-33-001-001-010.000
Kirk Nelson	3755 Sycamore Church Rd				SFH	12-0541	4/17/2012	07-6.0-23-000-000-003.000
Kirk Nelson	3755 Sycamore Church Rd				Garage	12-0551	4/17/2012	07-6.0-23-000-000-003.000
Builders Mngmt Group	141 Dove Ct	Cross Creek Villas	30		SFH	12-0381	4/9/2012	08-7.0-35-003-004-007.000
Builders Mngmt Group	113 Prairie Dr	Cross Creek Villas	27		SFH	12-0391	4/9/2012	08-7.0-35-003-004-011.000
Builders Mngmt Group	112 Prairie Dr	Cross Creek Villas	1		SFH	12-0401	4/9/2012	08-7.0-35-003-001-019.000
Builders Mngmt Group	126 Prairie	Cross Creek Villas	2		SFH	12-0411	4/9/2012	08-7.0-35-003-001-020.000
Builders Mngmt Group	320 Holts Lake Dr	Cross Creek Villas	18		SFH	12-0421	4/9/2012	08-8.0-34-000-000-047.030

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Builders Mngmt Group	310 Prairie Dr	Cross Creek Villas	14		SFH	12-0431	4/9/2012	08-7.0-35-003-001-032.000
Joe Schlink	180 Whitetail Deer Ln				Shed	12-0521	4/19/2012	18-5.0-15-001-003-002.000
Valerie Budd	240 Freund Dr	Oakmont	24		shed	12-0531	4/23/2012	20-4.0-18-002-001-001.026
Oakmont Community Improvement	2308 State Hwy 86	Oakmont			Pool	12-0291	4/24/2012	19-1.0-02-004-004-005.000
Kindall Construction Inc	105 Cheryls Way	Big Bear	64		SFH	12-0571	4/23/2012	19-1.0-01-002-018-010.000
David McCorkendale	135 Blush	Big Bear	33		14 x 24 shed	12-0601	4/27/2012	19-1.0-01-002-017-019.000
Brenton Daniels	241 Scenic Dr	Valley View	164		addition to house/shed	12-0591	5/2/2012	09-2.0-04-000-000-074.006
Mary Shields	211 Bellevue Rd	Mount Branson	5		carport	12-0621	5/2/2012	08-8.0-33-004-012-001.000
Katie White	114 Sunny Cir	Big Bear	114		deck	12-0631	5/3/2012	19-1.0-01-002-025-003.000
Brian Ridinger	475 Fruit Farm Rd				MH	12-0611	5/2/2012	20-3.0-05-000-000-058.001
Robert Hefley	120 Sherwood Forest Ln	Logn Point	48		Garage	12-0561	4/20/2012	19-5.0-22-000-000-052.000
Chris Boone	200 Geyser Ln	Big Bear	517		deck	12-0651	5/14/2012	19-1.0-01-002-023-047.000
Todd Chitwood & Misti Spencer	574 Kimberly Creek Rd	Venice on the lake			MH	12-0641	5/7/2012	04-4.0-20-002-014-006.000
William Bethke	1648 Skyview Dr	Skyview Skyline	9		Sunroom	12-0661	5/16/2012	18-1.0-11-003-002-002.000
Edward Burnett	185 Honeysuckle Ln	Broadview Acres	1		Shed	12-0671	5/17/2012	08-5.0-21-000-001-026.000
Lary Hurley	649 Ranchview Rd	Oakmont	31		shed	12-0681	5/25/2012	19-1.0-12-004-015-005.000



APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Mastercraft Custom Homes Inc	275 Splitrock Dr	Emerald Point	38		SFH	12-0861	7/11/2012	18-7.0-35-004-001-001.002
Vernon Fetter & Mary Mogren	781 Pine Hollow Rd				SFH	12-0841	7/3/2012	24-1.0-12-001-001-003.002
Gerald Martin	115 Jellystone fAve	Big Bear	23		cabin	12-0871	7/18/2012	19-1.0-01-002-015-023.000
James Grenier	454 Woodland Dr	Woodland Est	6		deck	12-0891	7/19/2012	18-1.0-12-004-001-005.023
Stephanie Anderson	1760 Buena Vista				garage	12-0881	7/19/2012	07-6.0-13-000-000-004.001
Jack Harris	269 Bear Rd				SFH	12-0901	7/26/2012	08-5.0-15-000-000-017.020
Michael Wohl	116 Timberidge Cir	Timberidge Est	8&9		garage	12-0911	7/27/2012	18-6.0-13-003-002-007.017
Redbob Properties LLC	700 Emory Creek Blvd	Emory Creek	139		SFH	12-0371	4/17/2012	06-7.0-36-000-000-001.065
Andres Morales	298 Redbud St	Table Rock Acres	14		deck	12-0731	6/11/2012	18-6.0-14-002-003-013.000
<del>My Land Development Co</del>	<del>Whisper Cove</del>	<del>Whisper Cove</del>	<del>13</del>	<del>13</del>	<del>12-0380A</del>	<del>6/19/2012</del>	<del>18-2.0-10-002-001-005.000</del>	
Thomas Stewart	3630 Pine Top Rd	Campbell Bluff Est	2		SFH & Barn	12-0921	8/9/2012	16-8.0-33-000-000-002.013
Wilco Investments LLC	1299 Expressway Ln				Covered Patio	12-0941	8/15/2012	07-7.0-36-000-000-002.021
Bryan Stallings	192 Lafayette Ln	Cedar Ridge	2		shed	12-0951	8/15/2012	08-3.0-08-000-000-017.000
ronald Richardson	125 Woodard	Taneycomo Highlands	230		addition to MH	12-0961	8/17/2012	08-5.0-22-003-017-005.004
<del>Tommy Gault</del>	<del>2275 State Hwy Ct</del>	<del></del>	<del></del>	<del></del>	<del>Shop Garage</del>	<del>12-0580A</del>	<del>6/13/2012</del>	<del>07-1.0-12-000-000-074.000</del>
Michael Van Trump	2360 Acacia Club Rd	Riverside Est	11		Shed	12-0971	8/27/2012	18-6.0-13-002-004-023.000



APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Josh Sonnenfelt	850 Brockman Rd				SFH/Shop	12-0981	8/27/2012	03-5.0-22-000-000-005.000
Larry Reynolds	14352 US Hwy 160				garage	12-0991	8/30/2012	04-4.0-20-003-015-013.000
John Davis	211 Airport Rd				shed	12-1021	9/4/2012	07-1.0-01-000-000-001.007
CBDI/Randall Bolis	1612 Acacia Club Rd	Riverlake	23		cabin	12-0931	8/7/2012	18-6.0-13-001-001-009.000
Robert Melton	117 Well Rd		16, 17, 18		MH	12-1051	9/5/2012	09-3.0-08-004-014-004.000
Howard Lee	172 Walnut Grove Ct	Hickory Ridge	6, 7		SFH	12-1001	9/3/2012	06-7.0-26-000-000-002.008
Curtis Gorman	219 Mill Hollow Rd				Garage	12-1041	9/5/2012	04-7.0-25-000-001-019.000
Kerry Vance	314 Easy St	Holiday Hills	25, 26		Metal Bldg	12-1061	9/6/2012	08-5.0-22-000-000-012.000
Wally Gwin	20504 US Hwy 160				Cabin	12-1031	9/4/2012	04-7.0-25-000-004-007.000
Howard Haynes	219 Forest Park Ln	Forest Park	5		MH	12-1081	9/8/2012	07-7.0-26-004-001-010.000
Rudy Bussard	230 Rabbit Rd	Big Bear	303a		covered patio	12-1091	9/12/2012	19-1.0-01-002-006-019.000
Richard Scott	404 Honey Ln	Venice on the Lake	1	4	SFH	12-1111	9/14/2012	08-1.0-01-004-014-001.000
James Lane	190 Rabbit Rd	Big Bear	184		2 carports	12-1121	9/19/2012	19-1.0-01-002-009-001.000
Stillwater Construction	150 Honeycomb Ln	Big Bear	137		deck	12-1141	9/24/2012	19-1.0-01-002-027-010.000
Tony Stevens	174 Dundee				garage	12-1161	9/25/2012	18-6.0-24-001-001-027.000
Cecil Williams	491 Fowler Rd				SFH/Garage/Barn	12-1171	9/26/2012	04-6.0-24-000-000-018.000

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Five Oaks Farms LLC	1665 Burningham Rd				greenhouse	12-1181	9/26/2012	09-1.0-11-000-000-017.000
Nelson Warren	330 Main St	Lakeview	4		Garage	12-1211	10/3/2012	19-5.0-15-002-009-032.000
<del>Richard Davis</del>	<del>227 Furrey St</del>	<del>34 Deaneau</del>			<del>garage</del>	<del>10-0580-13</del>	<del>6/8/2012</del>	<del>08-8.0-35-001-006-008.000</del>
Tonya Smith	153 Dogwood Rd	Elmwood	3		Shed	12-1221	10/9/2012	04-4.0-18-000-000-011.000
Lifestyle Contractors LLC	742 Emory Creek Blvd	Emory Creek	138		SFH	12-1071	10/10/2012	06-7.0-25-000-000-019.026
Dennis Boone	143 Amherst St	Riverside Est	17		Garage	12-1241	10/9/2012	18-6.0-13-002-001-004.000
Bill Thomsen	526 Jellystone	Big Bear	255		Screened in Porch	12-1251	10/11/2012	19-1.0-01-002-028-004.000
HTI Enterprises LLC	110 Haley Way	Riverside Acres	12		SFH	12-0811	6/28/2012	18-6.0-24-002-002-003.015
Aaron Fielder	455 Abraham Rd				MH	12-1131	9/25/2012	08-7.0-36-000-000-024.000
Robert Meyer	193 Ellen Ct	Riverside Acres	5		Storage Bldg	12-1261	10/15/2012	18-6.0-24-002-002-001.001
Reece Jones	1025 Opal Ln	Fox Hollow Est	18		Shed	12-1301	10/22/2012	06-1.0-01-000-000-001.018
Carl Groves HTI Enterprises	142 Thunder Ridge Ct	Thunder Ridge	48		SFH	12-1311	10/25/2012	08-5.0-16-000-000-033.018
Edward Niemann	209 Iowa Colony Rd	Rinehart	5		MH	12-1321	10/25/2012	18-6.0-13-003-002-003.001
Ozark Mountain Homes	151 Oak Ridge Ave	Cedar Wood Acres	8		SFH	12-1331	10/29/2012	08-8.0-34-000-000-050.010
HTI Enterprises	132 Thunder Ridge Ct	Thunder Ridge	49		SFH	12-1341	10/30/2012	08-5.0-16-000-000-033.019
Chad Finney	750 Barton Rd		3		Shed/Pole Barn	12-1351	11/5/2012	23-3.0-06-004-001-004.000

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Turner Residential Properties	133 North Ridge Pl	Emory Creek	126		SFH	12-1281	10/11/2012	06-7.0-25-000-000-019.014
Turner Residential Properties	161 North Ridge Pl	Emory Creek	125		SFH	12-1291	10/11/2012	06-7.0-25-000-000-019.013
Sam Kirkendall	252 South Woods Way	Emory Creek Ranch	30		SFH	12-1271	10/15/2012	06-7.0-36-000-000-001.041
William Yeager	124 Grant St	Rolling Meadows			Shed	12-1361	11/9/2012	04-4.0-20-001-001-001.000
Samuel Owens	1732 Graham Clark Dr	Clevenger Cove	12		Garage	12-1381	11/20/2012	19-1.0-01-003-002-002.000
David Perkins	138 Essex	Acacia Club	8,9,10, 18,19 & 20		Storage Shed	12-1371	11/19/2012	17-4.0-18-002-002-034.000
<del>Mike Waller</del>	<del>1181 N. D. Fine Rd</del>				<del>SFH</del>	<del>12-08VDOA</del>	<del>11/10/2012</del>	<del>33-1.0-01-000-000-013.050</del>
Builders Management Group LLC	480 Holts Lake Rd	Cross Creek Communities	34		SFH	12-1401	11/29/2012	08-7.0-35-003-003-015.000
Builders Management Group LLC	490 Holts Lake	Cross Creek Communities	35		SFH	12-1411	11/29/2012	08-7.0-35-003-003-014.000
Lorie Schwartz	2160 State Hwy FF				storage building	12-1421	12/3/2012	03-7.0-26-000-000-010.000
Hugh Barnes	575 Noland Rd	Sycamore Farms	13		SFH	12-1391	12/3/2012	07-5.0-22-000-000-002.013
David Henderson	228 Cabin Ln				Garage/Deck/Shed/Utility Bldg	12-1431	12/4/2012	04-7.0-25-000-005-035.000
Stillwater Construction	145 Sundae Mt Pass	Big Bear	53		addition to SFH	12-1451	12/7/2012	19-1.0-01-002-017-018.000
Stillwater Construction	200 Big Bear	Big Bear Estates	5a		garage	12-1461	12/7/2012	18-7.0-36-003-001-028.000
Donald Paul	225 Poincer Way	Pinewood Est	27		SFH	12-1441	12/7/2012	18-6.0-24-003-014-014.000
Donna Harrington	244 Orchard	Orchard Ln	2		Storage Bldg	12-1471	12/11/2012	09-3.0-07-001-009-009.000

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Richard Michael	1560 Cook Rd				deck	12-1481	12/12/2012	04-1.2-02-000-000-012.003
Matthew Sams	1264 Goodnight Hollow Rd				SFH	12-1491	12/12/2012	05-2.0-10-000-000-004.007
Chet Dixon	162 Mica				SFH	12-1501	12/12/2012	09-8.0-28-000-000-036.000
Chet Dixon	178 Mica				SFH	12-1511	12/12/2012	09-8.0-28-000-000-036.000
Judy Beierschmitt	355 Willard Dr	Oakmont	1		storage bldg	12-1521	12/17/2012	19-1.0-11-004-006-001.000
Dennis Clevenger/Reva Hill	560 Edison Ln	Schaeffes Acres	6b		MH & Garage	12-1531	12/18/2012	06-2.0-10-000-000-004.011
Landmarc Homes	188 Longshore	Williams Landing	33		SFH	12-1551	12/20/2012	19-2.0-03-003-001-061.000
John Major	13721 US Hwy 160				Shed	12-1581	12/31/2012	04-4.0-20-001-001-004.000

Text24:

**APPENDIX D**

# Land Grading Permits for month of January 2012

02-Jan-13

APPL / REP NAME	PROPERTY ADDRESS	SUBDIVISION	LOT #	BLOCK #	STRUCTURE TYPE	PZ PERMIT #	APPLICATION DATE	PROPERTY NUMBER
Missouri Airparks LLC/Tammy Wa	State Hwy M					12-02LG ✓	1/9/2012	14-9.0-32-000-000-002.000
F. A. Chavez	Lake Ranch Rd	Cedar Shores Ranch Est	24, 25, 26, 27			12-04LG ✓	10/9/2012	09-7.0-01-000-000-058.000
American Sportsman Holding Co	Estate Dr	Big Cedar				12-05LG ✓	10/15/2012	19-1.0-12-001-004-022.000
Big Cedar Lodge	Estate Dr	Big Cedar				12-06LG ✓	11/6/2012	19-1.0-12-002-005-017.000
Three Johns Corp	Ridgedale Rd	Ozarks Paradise Village				12-07LG ✓	11/7/2012	20-3.0-07-000-000-019.000
Hwy 248 Group LLC	1818 State Hwy 248					12-11LG ✓	12/20/2012	08-9.0-30-000-000-068.005
Majestic at Table Rock Condomi	200 Majestic					12-10LG ✓	12/20/2012	18-2.0-10-003-001-008.001
Three Johns Corp	Ridgedale Rd					12-09LG ✓	11/20/2012	20-3.0-07-000-000-019.000
RT LLC/Roger ReKate	Service Rd					12-08LG ✓	10/20/2012	05-4.0-20-000-000-008.000
Developmental Connections	1625 & 1629 E St Hwy 76					12-03LG ✓	1/17/2012	08-8.0-34-000-000-004.001
American Sportsman Holdings Co	1285 Estate Dr					12-01LG ✓	2/14/2012	19-6.0-13-001-005-001.000

11 PERMITS TOTAL