



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, MAY 11, 2015, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits

Public Hearings:

Music City Motors
Shepherd Nightly Rental

Old and New Business:

Tentative

Adjournment.



TANEY COUNTY PLANNING COMMISSION DIVISION III STAFF REPORT

HEARING DATE: May 11, 2015

CASE NUMBER: 2015-0010

PROJECT: Music City Motors (formerly Areawide Motors)

APPLICANT: Highway 248 Group, LLC – Dan Ruda

REPRESENTATIVE: Steve Redford

LOCATION: The subject property is located at 1818 State Highway 248, Branson, MO; Branson Township; Section 30, Township 23, Range 21.

REQUEST: The applicant, the Highway 248 Group, LLC is requesting the approval of a Division III Permit seeking to add a number of specific uses to the permitted pre-owned auto sales facility.

BACKGROUND and SITE HISTORY:

This +/- 6.36 acre meets and bounds described tract of land is currently being utilized as Music City Motors but is also serving as a sales center for a number of products including portable buildings, canine pens, poultry containment systems (chicken coops) and carports. For a number of years the property served as an outdoor sales location for Ben's Decorative Lighting.

On September 16, 2013 the Planning Commission approved Division III Permit # 2013-0016 authorizing the Highway 248 Group, LLC (Represented by Mark Fitzhugh) to develop Areawide Motors, a pre-owned auto sales facility.

In January 2015 a mobile construction office (now utilized as the office for Music City Motors) was moved onto the site without first obtaining a Division II Permit. The representative contacted the Planning Department Office via phone, verbally indicating that he would be obtaining a Division II Permit, after the fact. He further indicated that he would be connecting the existing restroom facility within the mobile office to an (NS 61) water tank (serving as a holding tank) and an existing well for water service. Per the provisions of Missouri Department of Health and Senior Services rules and regulations an NS 61 water tank is not to serve as a wastewater holding tank. An NS 61 tank is essentially a tank approved for the storage of drinking water; never sewage.

On February 5, 2015, Division II Permit 2015-0015 was issued to the Highway 248 Group, LLC authorizing the placement of the temporary sales office for Music City Motors. During the (recorded) administrative hearing, Scott Starrett read the Division II Permit Decision of Record. Jerritt and Steve Redford were specifically informed that per the conditions of the Division III Permit Decision of Record and federal, state and local law, they were not to connect the existing restroom within the mobile office to the NS 61 tank (located behind the mobile office at the time) or make a connection to water.

On March 17, 2015 a Stop Work Order was issued to the Highway 248 Group, LLC for all on-going activities associated with the establishment of the pre-owned auto sales facility and also the portable building sales, located at 1818 State Highway 248, Branson, MO because the facility was being operated in violation of a number of the conditions of the original Division III Permit and also in violation of federal, state and local laws governing the disposal of sewage. Upon inspection of the site the Planning Department Staff discovered that the sewer line from the mobile office had been connected to the NS 61 tank and a water connection had been made to the existing on-site well, prompting the Planning Department Office to issue the Stop Work Order. Condition # 4 of the Decision of Record for Division III Permit # 2013-0016 states that, "If an on-site restroom facility is established or a connection is made to water, the property owner shall connect to Branson municipal sewer. If Areawide Motors should employ more than two (2) persons an on-site restroom shall be provided."

On April 1, 2015 the Stop Work Order was released upon the disconnection of both the water and sewer lines, the removal of the NS 61 water tank and the receipt of the current Division III Permit application.

The applicant is now seeking the Planning Commission approval of an additional Division III Permit in order to add a number of specific sales uses to the permitted pre-owned auto sales facility.

The current application was approved for Concept on April 20, 2015.

GENERAL DESCRIPTION:

Music City Motors currently consists of a mobile construction office (utilized as the office for the sales facility) and a gravel parking area being utilized for the display of pre-owned automobiles, portable buildings, canine pens, chicken coops and carports; on the approximately 6.36 acre meets and bounds described tract of land.

The applicant is now seeking the Planning Commission approval of an additional Division III Permit in order to add a number of specific sales uses to the permitted pre-owned auto sales facility. This specific sales uses have been enumerated as follows:

- Portable Buildings
- Boats, motors and trailers
- ATVs
- Personal water craft
- Utility tractors / trailers
- Poultry containment systems (Chicken Coops)
- Canine pens
- Carports

REVIEW:

An existing, Branson municipal sewer main traverses the property in question. However, during the original public hearing process, the representative indicated that Areawide Motors would not be served by either water or a restroom facility. During the initial public hearing process, the City of Branson requested in writing that the applicant connect to municipal sewer, thereby requiring annexation into the municipal limits of the City of Branson. However, Division III Permit 2013-0016 was issued with a condition allowing for the property in question to be served by a port-a-john facility. Condition # 4 of that Decision of Record stated, "If an on-site restroom facility is established or a connection is made to water, the property owner shall connect to Branson municipal sewer. If Areawide Motors should employ more than two (2) persons an on-site restroom shall be provided." The mobile construction office which is currently serving as the office for Music City Motors business contains an existing restroom facility. The staff strongly recommends that a condition be placed on the Decision of Record requiring this restroom be connected to water and sewer service in order to provide a restroom for employees. The staff strongly recommends that a condition be placed on the current application requiring the applicant to connect to the existing Branson municipal sewer main, located upon the property in question.

The property in question is traversed along the southern portion of the property by a Taney County Public Water Supply District # 3 water line. However, the representative indicated during the previous public hearing process that Areawide Motors would be supplied with water via bottled water. The current representative has made connection to the existing on-site well.

During the Concept Hearing for the original Division III Permit application, the representative indicated that there will be no more than 30 cars on-site at one time. At that time, the representative further indicated that there would be no cars serviced on-site. All of the cars were to either be kept clean on-site, via a mobile washing service or were to be taken off-site for cleaning. The representative further indicated that the pre-owned auto sales facility would not be served by either a restroom or water. The current representative has now made connection to an existing, well and is utilizing the well for washing the automobiles on-site.

During the first public hearing, the representative stated that the applicant does not wish for the pre-owned auto sales facility to grow beyond one or two employees.

Per the provisions of Appendix J (On-Site Parking and Loading) auto sales and service centers require 1 parking space for every 300 square feet. In this instance the staff recommends that the standard be applied to the square footage of the office. The approximately 17,500 square foot (100' x 175') display area will function as parking for both customers and employees and also as display.

The representative is utilizing the two existing accesses off of State Highway 248.

The adjoining property immediately to the north is single-family residential. The adjoining property immediately to the south is State Highway 248, vacant property and commercial. The adjoining property immediately to both the east and west is commercial.

The project received a score of -16 on the Policy Checklist, out of a maximum possible score of 33. The relative policies receiving a negative score consist of sewage disposal, emergency water supply and use compatibility.

STAFF RECOMMENDATIONS:

If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. The Western Taney County Fire Protection District shall be submitted to the Planning Department Office, including all other entities which have requirements governing a development of this nature (Chapter VI-VII).
3. A current copy of the Missouri State Dealership License shall be provided to the Planning Department office.
4. An on-site restroom facility shall be established for employees.
5. The applicant shall make connection to the existing Branson municipal sewer main located upon the property in question.
6. A twenty-five (25) foot wide vegetative buffer shall be maintained between the Areawide Motors business and the adjoining residences to the north.
7. Parking shall be provided in compliance with the provisions of the Taney County Development Guidance Code.
8. Normal business hours of operation shall be Monday through Saturday 8:00 AM to 6:00 PM.
9. This decision is subject to all existing easements.
10. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
11. Prior to the issuance of Division II Certificates of Conformance (C of Cs), the developer shall first present a Certificate of Occupancy (C of O) from the Western Taney County Fire Protection District to the Taney County Planning Department Office.
12. All light sources within the facility shall be arranged so that no direct illumination leaves the site toward adjacent residential areas or any roadways.

13. 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).



BOOK PAGE
2013L42061
09/24/2013 08:30:04AM
REC FEE:33.00
NON-STD FEE:
PAGES: 4
REAL ESTATE DOCUMENT
TANEY COUNTY, MISSOURI
RECORDERS CERTIFICATION

Robert A. Dixon
ROBERT A. DIXON

TANEY COUNTY PLANNING COMMISSION ✓
DIVISION III PERMIT - DECISION OF RECORD
APPLICANT: HIGHWAY 248 GROUP, LLC
AREAWIDE MOTORS
SEPTEMBER 16, 2013
PERMIT# 2013-0016

On September 16, 2013 the Taney County Planning Commission (grantor) approved a Division III Permit request by the Highway 248 Group, LLC (Represented by Mark Fitzhugh) (grantee) authorizing the development of Areawide Motors, a pre-owned auto sales facility. In accordance with the approval, Division III Permit #2013-0016 is issued for the property located at the attached legal description.

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

The Highway 248 Group, LLC is authorized to develop Areawide Motors, a pre-owned auto sales facility, located at 1818 State Highway 248, Branson, MO. With eight (8) out of nine (9) Planning Commissioners present, the Planning Commission voted six (6) to two (2) to approve Division III Permit # 2013-0016. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. Compliance letters from the Missouri Department of Transportation (MoDOT), and the Western Taney County Fire Protection District shall be submitted to the Planning Department Office, including all other entities which have requirements governing a development of this nature (Chapter VI-VII).
3. A current copy of the Missouri State Dealership License shall be provided to the Planning Department office.
4. If an on-site restroom facility is established or a connection is made to water, the property owner shall connect to Branson municipal sewer. If Areawide Motors should employ more than two (2) persons an on-site restroom shall be provided.

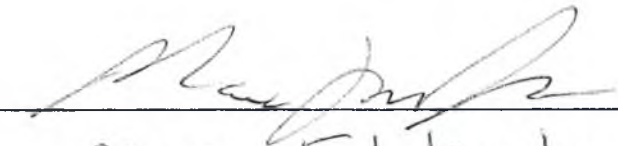
5. A self-contained wastewater containment system (port-a-john) shall be provided and serviced by a licensed / certified waste hauler. A copy of the port-a-john contact shall be provided to the Planning Department Office. The port-a-john facility shall be screened from the view of adjoining property owners and State Highway 248 by a privacy fence.
6. A twenty-five (25) foot wide vegetative buffer shall be maintained between the Areawide Motors business and the adjoining residences to the north.
7. Parking shall be provided in compliance with the provisions of the Taney County Development Guidance Code.
8. Normal business hours of operation shall be Monday through Saturday 8:00 AM to 6:00 PM.
9. No outside storage of equipment or solid waste materials, other than automobiles.
10. This decision is subject to all existing easements.
11. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
12. Prior to the issuance of Division II Certificates of Conformance (C of Cs), the developer shall first present a Certificate of Occupancy (C of O) from the Western Taney County Fire Protection District to the Taney County Planning Department Office.
13. All light sources within the facility shall be arranged so that no direct illumination leaves the site toward adjacent residential areas or any roadways.
14. 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 part of the SW1/4 of the NE1/4 of Section 30, Township 23 North, Range 21 West, Taney County, Missouri, more particularly described as follows:

Commencing at an existing iron pin marking the Southeast corner of the S1/2 of the NE1/4 of said Section 30; thence North 88° 49' 40" West along the South line of the S1/2 of the NE1/4 2256.23 feet to a point on the new Northerly R/W line of MSH No. 248; thence North 82° 27' 14" West along said Northerly R/W line 18.49 feet to the Southwest corner of Lot 1 of Belkham's Addition as recorded in Plat Book/Slide H, page 470, for the POINT OF BEGINNING; thence along the Northerly R/W line of MSH No. 248 as follows: North 82° 27' 14" West 103.20 feet; Northwesterly along a 5.7300 degree curve to the left 81.70 feet (said curve having a radius of 999.93 feet); North 02° 51' 54" East 35.00 feet; North 88° 02' 06" West 32.51 feet; South 01° 03' 54" West 33.60 feet; North 82° 11' 15" West 157.52 feet to a point on the West line of the SW1/4 of the NE1/4; thence leaving said North R/W line and along said West line North 01° 16' 39" East 653.52 feet -- measured (North 00° 34' 46" West 675.40 feet deed) to the Southwest corner of Lot 2 of Hanson Acres as recorded in Plat Book 23, page 19; thence South 88° 39' 21" East 324.24 feet -- measured (North 89° 33' 54" East 325.99 feet -- deed) along the South line of Lots 2 and 3 of Hanson Acres to the Southeast corner of said Lot 3; thence South 01° 47' 08" West 53.38 feet -- measured (South 76.05 feet -- deed); thence South 89° 00' 59" East 180.85 feet --measured (North 89° 33' 54" East 181.00 feet -- deed); thence South 02° 04' 46" West 239.04 feet -- measured (South 240.66 feet -- deed) to a point on the Westerly boundary of Lot 1 of Belkham's Addition; thence North 89° 00' 59" West 126.86 feet -- measured (South 89° 33' 54" West 127.97 feet -- deed) along the Westerly boundary of said Lot 1; thence South 01° 37' 42" West -- measured (Southerly -- deed) 397.59 feet along the Westerly boundary of said Lot 1 to the Point of Beginning; containing 6.38 acres, more or less.

In signing this Decision of Record, I understand that any breach in the terms of the Division III Permit Decision of Record will result in the revocation of this permit. I further agree to abide by and comply with all of the requirements of the Taney County Planning Commission and the Taney County Development Guidance Code.

Signature: 
Marc Fitzhugh

As the Designated official for the Taney County Planning Commission, I hereby issue the foregoing document as the Permit and Decision of Record as detailed above.

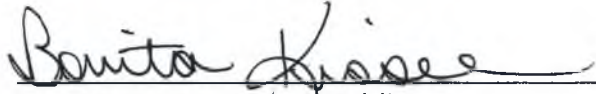

Bob Atchley, Administrator

STATE OF MISSOURI)
COUNTY OF TANEY)

S.S On this 23rd day of Sept., 2013

Before me personally appeared Bob Atchley and Mark Fitzhugh to me known to be the persons described in and who executed the foregoing instrument.

In testimony whereof, I have hereunto set my hand and affixed my official seal, at my office in Forsyth, Missouri the day and year first above written. My term of office as a Notary Public will expire on February 6, 2014.


Bonita Kisse, Notary Public



BONITA KISSEE
My Commission Expires
February 6, 2014
Taney County
Commission #10440057

**Division III Relative Policy Scoring Sheet:
Western Taney County**

Performance Value	Importance Factor	Score	Section Score
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Water Quality

SEWAGE DISPOSAL	n/a=			
centralized system		2	5	-2
on-site treatment system(s) with adequate safeguards to mitigate pollution		1		
septic system of adequate design and capacity		0		
proposed system may not provide adequate capacity		-1		
proposed solution may cause surface and/or ground water pollution		-2		
				-10

Environmental Policies

SOIL LIMITATIONS	n/a=	x		
no known limitations		0	3	
potential limitations but mitigation acceptable		-1		
mitigation inadequate		-2		

SLOPES	n/a=	x		
NOTE: if residential, mark "x" in box.....			4	
development on slope under 30%		0		
slope exceeds 30% but is engineered and certified		-1		
slope exceeds 30% and not engineered		-2		

WILDLIFE HABITAT AND FISHERIES	n/a=	x		
no impact on critical wildlife habitat or fisheries issues		0	2	
critical wildlife present but not threatened		-1		
potential impact on critical wildlife habitat or fisheries		-2		

AIR QUALITY	n/a=	x		
cannot cause impact		0	2	
could impact but appropriate abatement installed		-1		
could impact, no abatement or unknown impact		-2		

Land Use Compatibility

OFF-SITE NUISANCES	n/a=			
no issues or nuisance(s) can be fully mitigated		0	5	0
buffered and minimally mitigated		-1		
cannot be mitigated		-2		
				0

Compatibility Factors

USE COMPATIBILITY	n/a=			
no conflicts / isolated property		0	4	-1
transparent change / change not readily noticeable		-1		
impact readily apparent / out of place		-2		
				-4

	Performance Value	Importance Factor	Score	Section Score
LOT COVERAGE n/a=				
lot coverage compatible with surrounding areas	0	1	0	0
lot coverage exceeds surrounding areas by less than 50%	-1			
lot coverage exceeds surrounding areas by more than 50%	-2			
BUILDING BULK AND SCALE n/a=				
bulk / scale less than or equivalent to surrounding areas	0	3		
bulk / scale differs from surrounding areas but not obtrusive	-1			
bulk / scale significantly different from surrounding areas / obtrusive	-2			
BUILDING MATERIALS n/a=				
proposed materials equivalent to existing surrounding structures	0	2		
proposed materials similar and should blend with existing structures	-1			
materials differ from surrounding structures and would be noticeable	-2			
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS n/a=				
no rooftop equipment or vents	2	1		
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS n/a=				
no on-site waste containers	2	3		
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC. n/a=				
no outdoor storage of equipment, materials, etc., or outdoor work areas	2	3		
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			
LANDSCAPED BUFFERS -- RESIDENTIAL n/a=				
approved landscaped buffer between homes and all streets / roads / highways	2	2		
approved landscaped buffer from major roads / highways only	1			
minimal landscaped buffer, but compensates with expanse of land	0			
no landscaped buffer between residences and local streets	-1			
no landscaped buffer from any road	-2			

Music City Motors		Permit#:	15-10		
Division III Relative Policy Scoring Sheet: Western Taney County		Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL		n/a=	x		
approved landscaped buffer from public roads			0	3	
minimal landscaped buffer, but compensates with expanse of land			-1		
no landscaped buffer from public roads			-2		
Local Economic Development					
RIGHT TO FARM		n/a=	x		
does not limit existing agricultural uses / does not cause nuisance, predation			0	3	
does not limit existing agricultural uses, but may result in minor nuisance			-1		
potential impact(s) on existing agricultural land			-2		
RIGHT TO OPERATE		n/a=	x		
no viable impact on existing industrial uses by residential development			0	3	
potential impact but can be mitigated			-1		
potential impact on existing industrial uses with no mitigation			-2		
DIVERSIFICATION		n/a=			
creates >=5 full-time, year-round jobs outside of recreation / resort sector			2	5	0
creates full-time, year-round and seasonal jobs			1		
creates seasonal jobs only			0		
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=	x		
privacy provided by structural design, or not applicable			2	2	
privacy provided by structural screening			1		
privacy provided by landscaped buffers			0		
privacy provided by open space			-1		
no acceptable or effective privacy buffering			-2		
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable			2	3	
uses / functions are integrated and separated based on compatibility			1		
uses / functions differ minimally and are not readily apparent			0		
uses / functions poorly integrated or separated			-1		
uses / functions mixed without regard to compatibility factors			-2		
Commercial Development					
DEVELOPMENT PATTERNS		n/a=	x		
clustered development / sharing of parking, signs, ingress, egress, or not applicable			2	3	
some clustering and sharing patterns with good separation of facilities			1		
some clustering and sharing patterns with minimal separation of facilities			0		
clustered development with no appreciable sharing of facilities			-1		
unclustered development with no sharing or ability to share facilities			-2		

**Division III Relative Policy Scoring Sheet:
Western Taney County**

	Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING	n/a= x			
approved and effectively designed landscaped buffers between structures and all roads	2	3		
minimal landscaped buffering, but compensates with expanse of land	1			
minimal landscaped buffering	0			
no landscaped buffering, but utilizes expanse of land	-1			
no or inadequate buffering or separation by land	-2			
Services - Capacity and Access				
TRAFFIC	n/a=			
no impact or insignificant impact on current traffic flows	0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses	-1			
traffic flow increases exceed current road capacities	-2			
EMERGENCY SERVICES	n/a=			
structure size and/or access can be serviced by emergency equipment	0	5	0	0
structure size and/or access may impede but not hinder serviceability	-1			
structure size and/or access could be problematic or non-serviceable	-2			
RIGHT-OF-WAY OF EXISTING ROADS	n/a=			
greater than 50 ft. right-of-way	1	5	1	5
50 ft. right-of-way	0			
40 ft. right-of-way	-1			
less than 40 ft. right-of-way	-2			
Internal Improvements				
WATER SYSTEM SERVICE	n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3	0	0
community well / water system meeting DNR requirements	1			
private wells meeting DNR requirements	0			
private wells not meeting any established standards	-1			
individual / private wells	-2			
EMERGENCY WATER SUPPLY	n/a=			
fire hydrant system throughout development with adequate pressure and flow	0	5	-2	-10
fire hydrant system with limited coverage	-1			
no fire hydrant system	-2			
PEDESTRIAN CIRCULATION INFRASTRUCTURE	n/a= x			
paved and dedicated walkways (no bicycles) provided throughout development	2	4		
paved walkways provided throughout development / maybe shared with bicycles	1			
designated walkways provided but unpaved	0			
no pedestrian walkways, but green space provided for pedestrian use	-1			
no designated pedestrian walkway areas	-2			

Division III Relative Policy Scoring Sheet: Western Taney County	Performance Value	Importance Factor	Score	Section Score
PEDESTRIAN SAFETY n/a=	x			
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2		
separation of pedestrian walkways from roadways by open land buffer	1			
pedestrian walkways abut roadways with no buffering / protection	0			
BICYCLE CIRCULATION n/a=	x			
dedicated / separate bike-ways with signage, bike racks, trails	2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1			
no designated bike-ways	0			
UNDERGROUND UTILITIES n/a=				
all utilities are provided underground up to each building / structure	2	4	2	8
all utilities traverse development underground but may be above ground from easement	1			
utilities above ground but / over designated easements	0			
utilities above ground and not within specific easements	-1			
no specific management of utilities	-2			
Open-Space Density				
USABLE OPEN SPACE n/a=	x			
residential developments (>25 units) include more than 25% open recreational space	2	2		
residential developments (>25 units) offer >10% but <25% open recreational space	1			
recreational area provided, but highly limited and not provided as open space	0			
no designated recreational space provided, but open space available	-1			
no open recreational space provided	-2			
Solid Waste Disposal				
SOLID WASTE DISPOSAL SERVICE AVAILABILITY n/a=				
weekly service is available and documentation of availability provided	0	5	-1	-5
weekly service reportedly available but not documented	-1			
centralized, on-site trash collection receptacles available	-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure	0	5		
services available but not a requirement documented in covenants	-1			
not applicable / no pick-up service provided	-2			

Total Weighted Score= -16

Maximum Possible Score= 39

Actual Score as Percent of Maximum= -41.0%

Number of Negative Scores= 4

Negative Scores as % of All Applicable Scores= 33.3%

Scoring Performed by:

Date:

Bob Atchley / Bonita Kissee-Soutee

May 1, 2015

Project: **Music City Motors**

Permit#: **15-10**

Policies Receiving a Negative Score	
Importance Factor 5:	sewage disposal emergency water supply waste disposal service
Importance Factor 4:	use compatibility
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kissee-Soutee*

Date: *May 1, 2015*

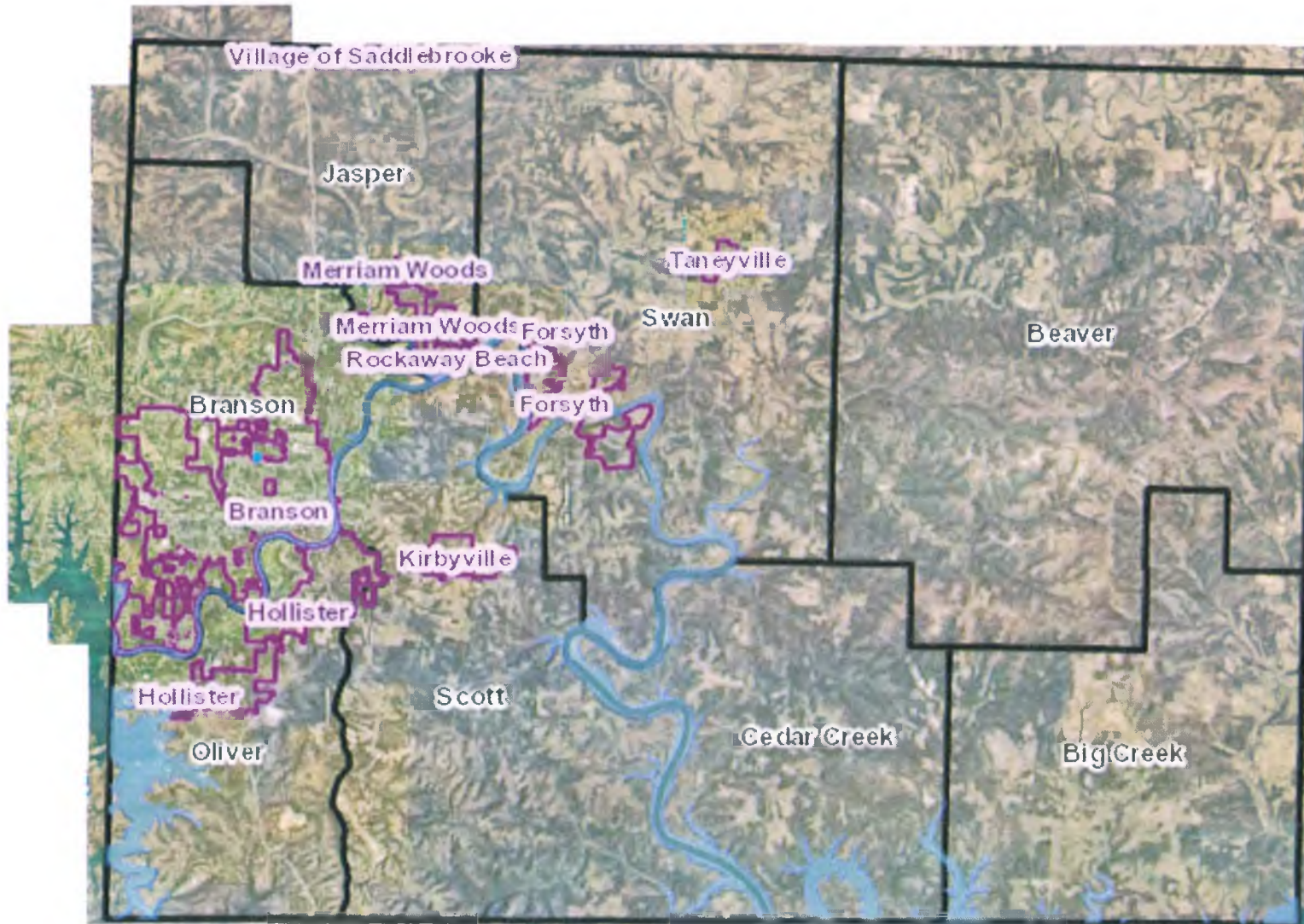
Project: **Music City Motors**

Permit: **15-10**

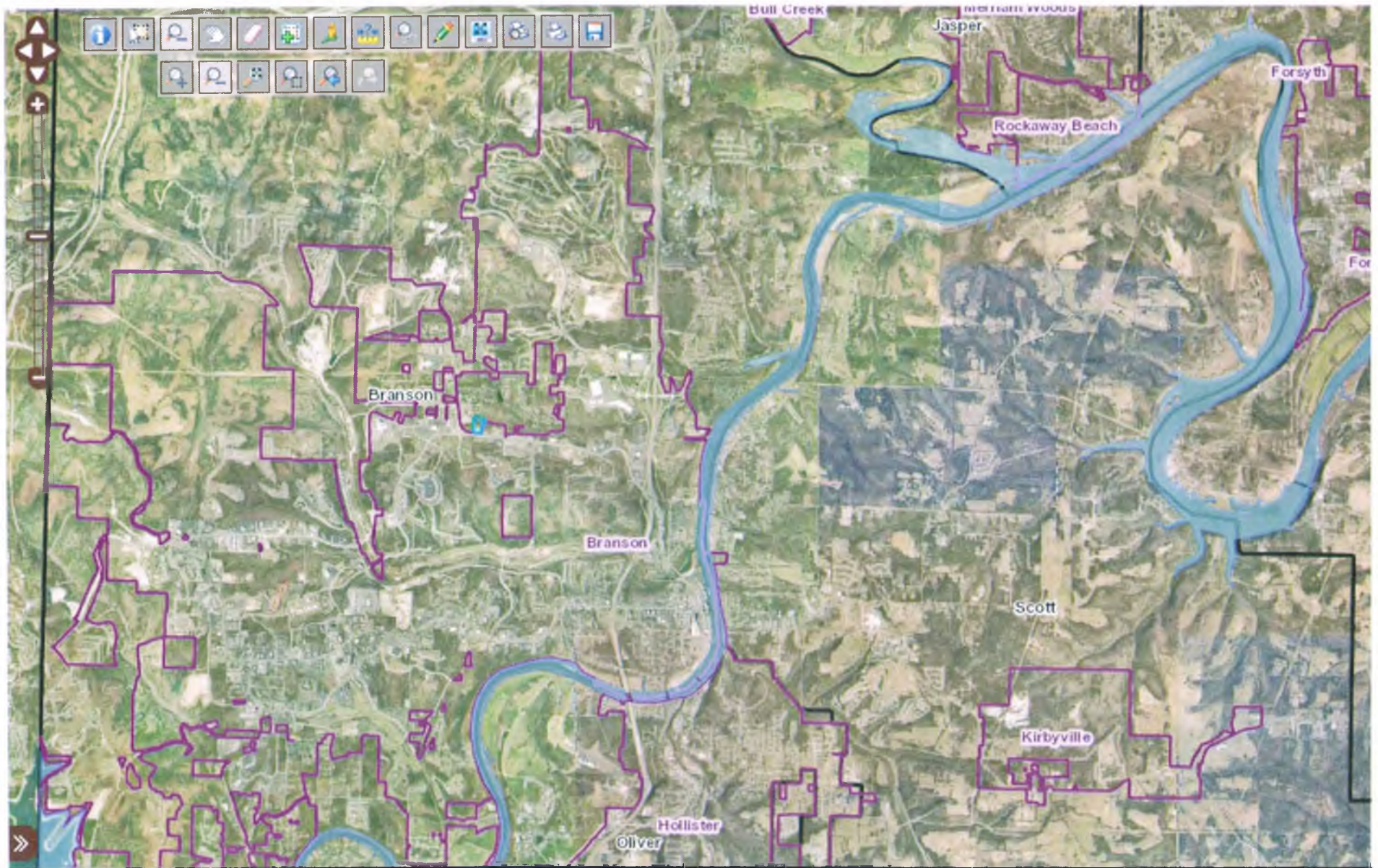
	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	39	-16	-41.0%	4	33.3%

	Max. Possible	As Scored	Negative Scores			
			Number of	Percent		
Importance Factor 5	25	-20	3	42.9%		
sewage disposal	10	-10				
off-site nuisances	0	0				
diversification	10	0				
emergency services	0	0				
right-of-way/roads	5	5				
emergency water supply	0	-10				
waste disposal service	0	-5				
waste disposal commitment						
Importance Factor 4	8	4			1	50.0%
slopes						
use compatibility	0	-4				
pedestrian circulation						
underground utilities	8	8				
Importance Factor 3						
soil limitations						
building bulk/scale						
waste containers screening						
outdoor equip storage						
industrial buffer / screening						
right to farm						
right to operate						
mixed-use developments						
development patterns						
development buffering						
water system service	6	0				
Importance Factor 2						
wildlife habitat and fisheries						
air quality						
building materials						
residential buffer / screening						
residential privacy						
traffic	0	0				
pedestrian safety						
usable open space						
Importance Factor 1						
lot coverage	0	0				
rooftop vents / equipment						
bicycle circulation						

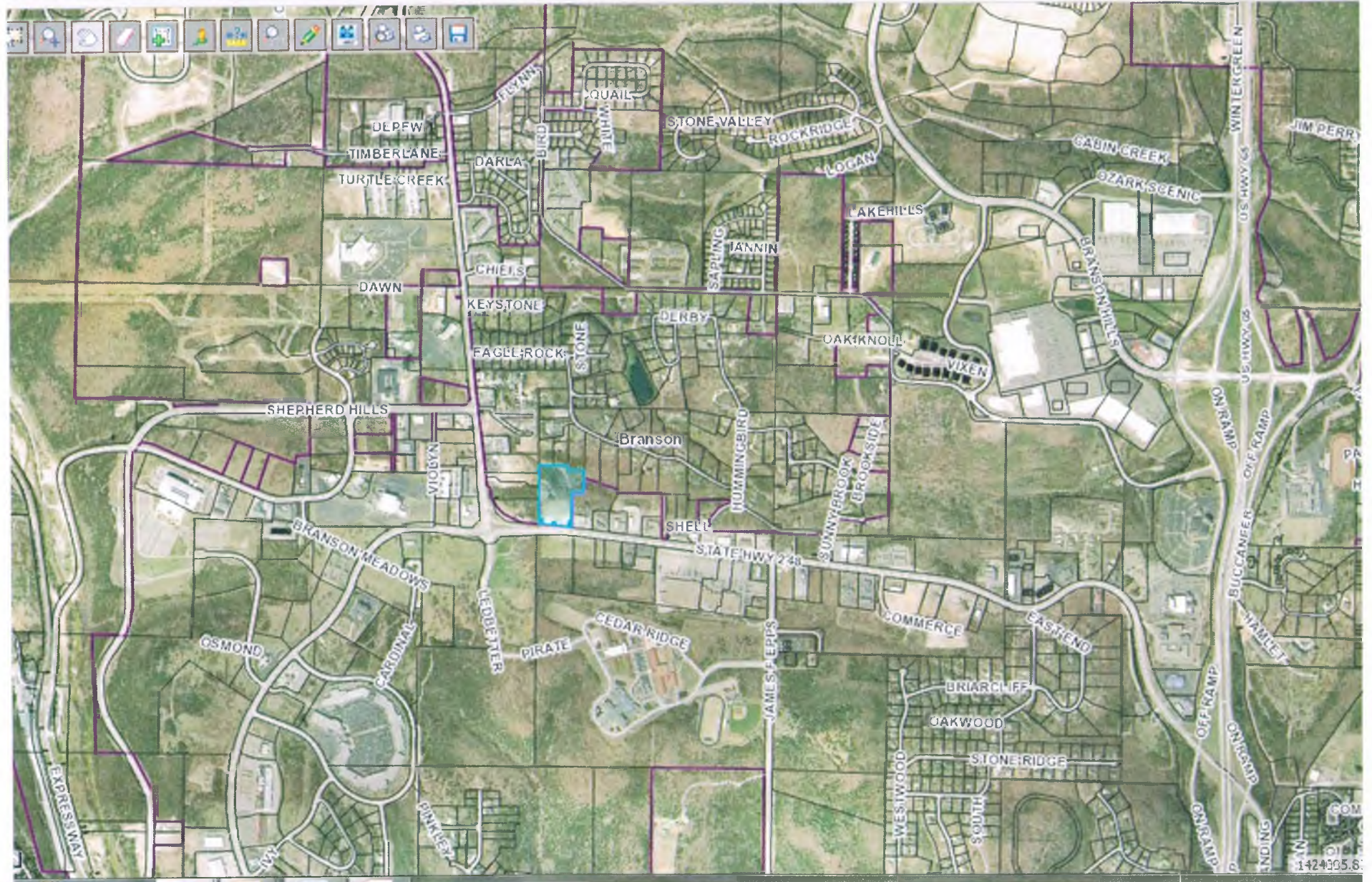
Scoring by: *Bob Atchley / Bonita Kisse-Souttee*
 Date: *May 1, 2015*



**Music City Motors
Division III Permit 2015-0010
Taney County GIS - Beacon**



**Music City Motors
Division III Permit 2015-0010
Taney County GIS - Beacon**





Blanson



**Music City Motors
Division III Permit 2015-0010
Pictometry – North View**



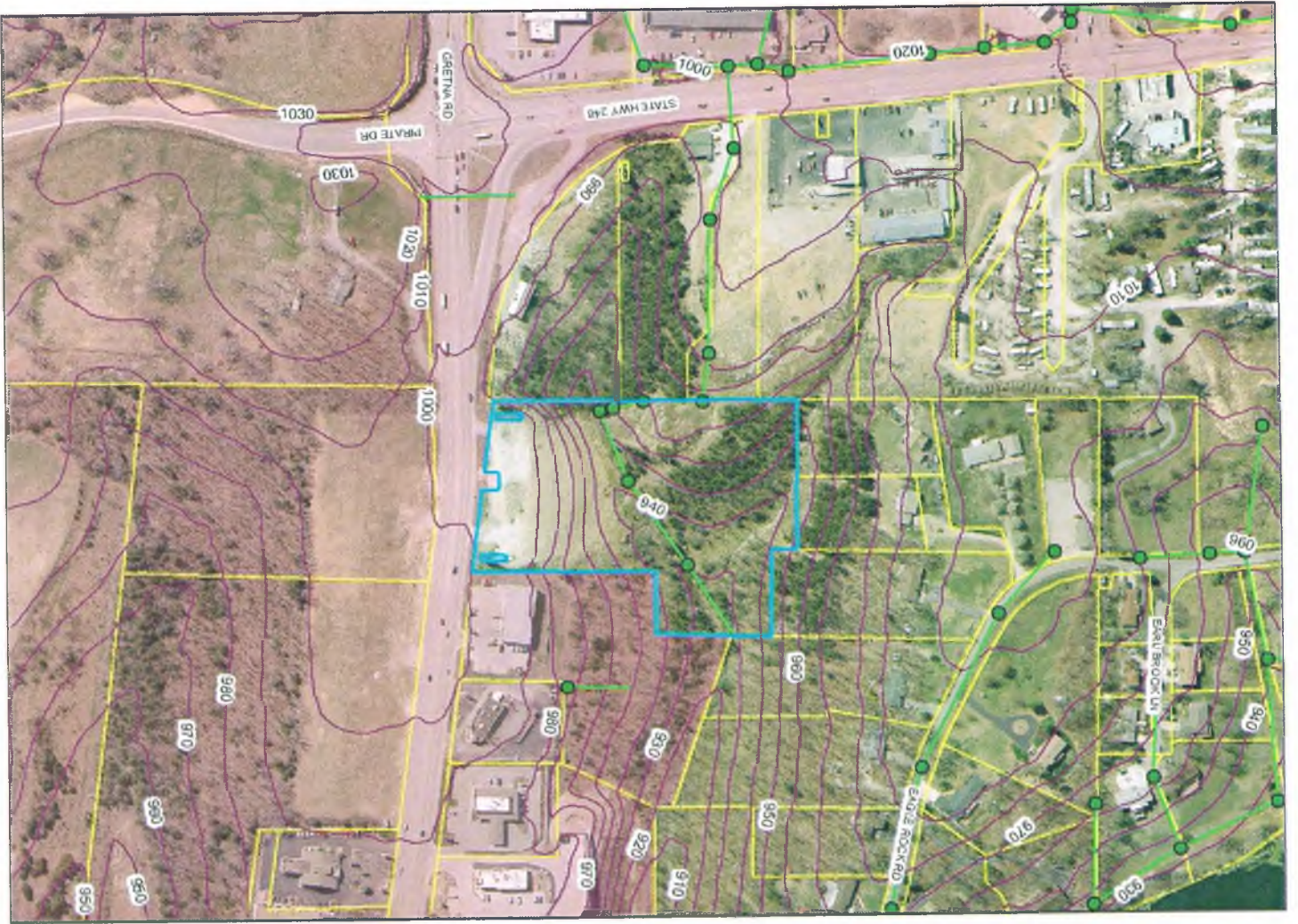
**Music City Motors
Division III Permit 2015-0010
Pictometry – South View**



**Music City Motors
Division III Permit 2015-0010
Pictometry – East View**



**Areawide Motors
Division III Permit 2015-0010
Pictometry – West View**

























TANEY COUNTY PLANNING COMMISSION

DIVISION III SPECIAL-USE PERMIT STAFF REPORT

HEARING DATE: May 11, 2015

CASE NUMBER: 2015-0011

PROJECT: Shepherd Nightly Rental

APPLICANT: Profund Capital, LLC – Steve Shepherd

LOCATION: The subject property is located at 290 Lone Pine Road, Branson, MO; Branson Township; Section 10, Township 22, Range 22.

REQUEST: The applicant, Steve Shepherd is requesting approval of a Division III Special-Use Permit in order to utilize an existing, four (4) bedroom, single-family residence for nightly rental.

BACKGROUND and SITE HISTORY:

On April 22, 1999 Division I Permit # 1999-0180 was issued for the construction of a 2,500 square foot single-family residence. The single-family residence is currently listed per the Assessor's information via Beacon as being approximately 7,742 square feet in size. The home is currently listed on the Multiple Listing Service (MLS) as being a 4 bedroom, 3 ½ bathroom home.

On April 22, 1999 Septic Permit # 1999-0158 was issued for the property in question for a septic system sized to accommodate a three (3) bedroom residence.

On December 16, 2013 the Taney County Planning Commission denied a Special-Use Permit request by Steve Shepherd seeking to utilize the existing, three (3) bedroom single-family residence located at 290 Lone Pine Road, Branson, MO for nightly rental. At that time, the applicant also sought to convert the existing indoor, racquetball / basketball court into two (2) additional bedrooms that would also be available for nightly rental. The Planning Commission voted to deny this request by a vote of 5-1. The majority of the Planning Commission based its decision upon the belief that the proposed nightly rental of the single-family residence located at 290 Lone Pine Road, Branson, MO would **not** be compatible with the surrounding single-family residential area, as stipulated specifically in Appendix E (Special-Use Permits) of the Development Guidance Code. The Planning Commission further expressed reservations about the capacity of the existing on-site waste water treatment system in ensuring adequate provision of sewer service for the proposed nightly rental use, with the addition of bedrooms.

On March 24, 2015, upon the receipt of a complaint and the completion of an investigation, a Stop Work Order was posted on-site and also sent via certified mail to Steve Shepherd regarding the nightly rental of the single-family residence located at 290 Lone Pine Road; without a Division III Special-Use Permit. Upon receipt of the Stop Work Order, Mr. Shepherd immediately contacted the Planning Department office, indicating that he would amend his advertisement on the Vacation Rental By Owner (VRBO) website to reflect that at this time the minimum stay will be 30 nights, until such time that he is issued a Division III Special-Use Permit for nightly rental. Mr. Shepherd further agreed that he would apply for a new Division III Special-Use Permit.

On April 1, 2015, the Planning Department Staff confirmed that Mr. Shepherd had amended his advertisement on the VRBO website indicating that the minimum stay is currently 30 nights. On April 1, 2015, the Planning Department office received the current application for a Division III Special-Use Permit for nightly rental. On April 1st, upon the amendment of the VRBO website advertisement and the receipt of the Division III Special-Use Permit Application, the Stop Work Order was released.

The current application was approved for Concept on April 20, 2015.

GENERAL DESCRIPTION:

The subject property (approximately 12,500 square foot lot) contains an approximately 7,742 square foot, four (4) bedroom, single-family residence (per the Assessor's information) located at, 290 Lone Pine Road, Branson, MO, known as Lot 16, Block 1, Skyline Subdivision.

REVIEW:

The Taney County Development Guidance Code defines nightly rental as "A residential building, structure, or part thereof that may be rented for any period of time less than thirty (30) calendar days, counting portions of days as full days." Therefore, the applicant would have the ability to rent the residence for a period of thirty (30) days or greater. The applicant currently has the property listed on the VRBO website as being available for a thirty (30) day period of time.

The exterior appearance of the single-family home will remain the same. Per the nightly rental provisions of the Development Guidance Code, "The maximum occupancy for a Nightly Rental shall be two (2) persons per dwelling unit, plus two (2) persons per bedroom (e.g., a two (2) bedroom dwelling unit is permitted a maximum occupancy of six (6) persons)." Therefore, the four (4) bedroom home would have a maximum occupancy of ten (10) people. The applicant has indicated that an office in the home was converted into an additional bedroom. The applicant has further indicated that a couple of bunk beds are located within the game room but this room is not being claimed as an official bedroom.

The property is currently served by public water via the Missouri American Water Company and an individual, onsite septic system. Septic Permit # 1999-0158 was issued for the residence at 290 Lone Pine Road. This permit indicates that the system was permitted for the three (3) bedroom house, with 300 linear feet of lateral line and a 1,000 gallon tank. The residence was previously a three (3) bedroom residence. The applicant has indicated that an office in the home was converted into a fourth (4th) bedroom. The staff recommends that if the application is approved that a condition be placed on the permit requiring the applicant to upgrade the on-site wastewater treatment system, ensuring that the system will adequately meet the needs of up to ten (10) people.

The property is currently served by an existing drive off of Lone Pine Road.

“One (1) off-street parking space shall be provided for each two (2) persons of occupancy in a Nightly Rental.” Per the nightly rental provisions of the Development Guidance Code, “One (1) off-street parking space shall be provided for each two (2) persons of occupancy in a Nightly Rental.” Therefore a total of five (5) parking spaces will be required. The residence is currently served by a three (3) car garage and two outdoor parking areas, exceeding the minimum requirements of the Development Guidance Code for parking.

The adjoining property immediately to the north is vacant property, with single-family residential being located further to the north. The adjoining property to the south and east is single-family residential. The adjoining property immediately to the west is single-family residential, with a duplex further to the west.

The project received a total score of -23 on the Policy Checklist, out of a maximum possible score of 29. The relative policies receiving a negative score consist of sewage disposal, offsite nuisances, right-of-way on existing roads, emergency water supply, solid waste disposal service and use compatibility

SUMMARY:

If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. Compliance letters from the Western Taney County Fire Protection District, the Missouri Department of Revenue and the Environmental Division of the Planning Department; 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 Missouri Department of Revenue Sales Tax License shall be provided to the Planning Department prior to the issuance of a Certificate of Compliance.

4. The on-site wastewater treatment system shall be upgraded, ensuring capacity for the 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.
5. No outside storage of equipment or solid waste materials.
6. This decision is subject to all existing easements.
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. A privacy fence shall be established between the nightly rental structure and the adjoining existing single-family residence immediately to the south.
9. The Shepherd Nightly Rental has been approved as a Special-Use Permit. Therefore the permit is specific to the applicant to whom the permit is issued and cannot be transferred without Planning Commission approval. The Special-Use Permit shall not be used to establish commercial compatibility for or with any future land-use change applications.
10. 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).

Master Pro Service Company, LLC

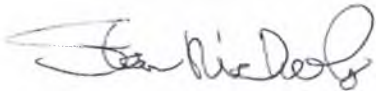
**148 River Drive
Branson, MO 65616
417-483-2263**

**Bob Atchley
Planning Commission Administrator
P.O.Box 383
Forsyth, MO 65653.**

Dear Bob,

I am writing this letter at the request of Steve Shepherd to confirm to your Planning Commission board that I am the local contact person for Mr. Shepherd regarding the property at 290 Lone Pine Road, Branson, MO. My company cleans the property, provides landscaping and yard service, as well as minor repairs or coordination of repairs to the property. Please let me know if you need additional information.

Thank You,

A handwritten signature in black ink, appearing to read "Sean McDevitt". The signature is written in a cursive style with a large, sweeping initial "S".

RICK THOMAS

Thomas Productions, Inc. • 2500 W. 76 Country Blvd. • Branson, MO • 65616

April 28, 2015

Bob Atchley, Administrator
Tany County Planning Board
207 David Street
Forsythe, Mo 65653

Bob:

I am writing this letter to you to let you know that I have taken the proper time to know Steve Shepherd as a very good neighbor on Lone Pine Road. I live two doors down from Steve's home. Steve and his guests have been very good neighbors and never caused any traffic, congestion or noise issues.

I am aware that he is applying for a special use permit and I would ask that you grant his request. Many other homes on Lone Pine Road are also used as vacation rentals and I beleive they all contribute positively to the neighborhood.

Thanks for your approval in advance



Rick Thomas
Home Address
314 Lone Pine Road
Branson, MO 65616

phone: 702.501.7874
www.rickthomas.com • rick@rickthomas.com



Mr. Bob Atchley
Taney County Board
207 David St
Forsythe, MO 65653

Dear Mr. Atchley,

I am writing this letter to let you know that I am a neighbor to Mr. Steve Shepherd in Branson. Our home is on Skyview Drive and his home is behind us, a little to the right of ours. We got to meet Steve and Susan and their friends in 2014 and have been in touch via phone and email a number of times since then. They seem to be wonderful people and we are thankful that they have taken the time to fix up the property. Before they bought it, it stood vacant and was becoming an eye sore in the neighborhood. Now it is fixed up and being lived in.

We are aware that he is applying for a special use permit and we would ask that this request be approved. There are other homes on Lone Pine that are rental/vacation homes and there has never been an issue regarding guests coming into the neighborhood. We have lived at this address for over nine years. Thank you for your time and your consideration. We only want the best for Branson.

Sincerely,

Greg and Laura Stewart
1593 Skyview Dr
Branson, MO 65616

Division III Relative Policy Scoring Sheet:
Western Taney County

Performance Value	Importance Factor	Score	Section Score
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Water Quality

SEWAGE DISPOSAL	n/a=			
centralized system	2	5	-1	-5
on-site treatment system(s) with adequate safeguards to mitigate pollution	1			
septic system of adequate design and capacity	0			
proposed system may not provide adequate capacity	-1			
proposed solution may cause surface and/or ground water pollution	-2			

Environmental Policies

SOIL LIMITATIONS	n/a=	x		
no known limitations	0	3		
potential limitations but mitigation acceptable	-1			
mitigation inadequate	-2			

SLOPES	n/a=	x		
NOTE: if residential, mark "x" in box.....				
development on slope under 30%	0	4		
slope exceeds 30% but is engineered and certified	-1			
slope exceeds 30% and not engineered	-2			

WILDLIFE HABITAT AND FISHERIES	n/a=	x		
no impact on critical wildlife habitat or fisheries issues	0	2		
critical wildlife present but not threatened	-1			
potential impact on critical wildlife habitat or fisheries	-2			

AIR QUALITY	n/a=	x		
cannot cause impact	0	2		
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			

Land Use Compatibility

OFF-SITE NUISANCES	n/a=			
no issues or nuisance(s) can be fully mitigated	0	5	-1	-5
buffered and minimally mitigated	-1			
cannot be mitigated	-2			

Compatibility Factors

USE COMPATIBILITY	n/a=			
no conflicts / isolated property	0	4	-1	-4
transparent change / change not readily noticeable	-1			
impact readily apparent / out of place	-2			

Division III Relative Policy Scoring Sheet:
Western Taney County

Performance Value	Importance Factor	Score	Section Score
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LOT COVERAGE	n/a=	x			
lot coverage compatible with surrounding areas		0	1		
lot coverage exceeds surrounding areas by less than 50%		-1			
lot coverage exceeds surrounding areas by more than 50%		-2			
BUILDING BULK AND SCALE	n/a=	x			
bulk / scale less than or equivalent to surrounding areas		0	3		
bulk / scale differs from surrounding areas but not obtrusive		-1			
bulk / scale significantly different from surrounding areas / obtrusive		-2			
BUILDING MATERIALS	n/a=	x			
proposed materials equivalent to existing surrounding structures		0	2		
proposed materials similar and should blend with existing structures		-1			
materials differ from surrounding structures and would be noticeable		-2			
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS	n/a=	x			
no rooftop equipment or vents		2	1		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS	n/a=	x			
no on-site waste containers		2	3		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.	n/a=	x			
no outdoor storage of equipment, materials, etc., or outdoor work areas		2	3		
blocked from view by structure design		1			
blocked from view using screening		0			
partially blocked from view		-1			
exposed / not blocked from view		-2			
LANDSCAPED BUFFERS -- RESIDENTIAL	n/a=	x			
approved landscaped buffer between homes and all streets / roads / highways		2	2		
approved landscaped buffer from major roads / highways only		1			
minimal landscaped buffer, but compensates with expanse of land		0			
no landscaped buffer between residences and local streets		-1			
no landscaped buffer from any road		-2			

Division III Relative Policy Scoring Sheet:
Western Taney County

	Performance Value	Importance Factor	Score	Section Score
LANDSCAPED BUFFERS - INDUSTRIAL	n/a= x			
approved landscaped buffer from public roads	0	3		
minimal landscaped buffer, but compensates with expanse of land	-1			
no landscaped buffer from public roads	-2			
Local Economic Development				
RIGHT TO FARM	n/a= x			
does not limit existing agricultural uses / does not cause nuisance, predation	0	3		
does not limit existing agricultural uses, but may result in minor nuisance	-1			
potential impact(s) on existing agricultural land	-2			
RIGHT TO OPERATE	n/a= x			
no viable impact on existing industrial uses by residential development	0	3		
potential impact but can be mitigated	-1			
potential impact on existing industrial uses with no mitigation	-2			
DIVERSIFICATION	n/a= x			
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2	5		
creates full-time, year-round and seasonal jobs	1			
creates seasonal jobs only	0			
Site Planning, Design, Occupancy				
RESIDENTIAL PRIVACY	n/a= x			
privacy provided by structural design, or not applicable	2	2		
privacy provided by structural screening	1			
privacy provided by landscaped buffers	0			
privacy provided by open space	-1			
no acceptable or effective privacy buffering	-2			
MIXED-USE DEVELOPMENTS	n/a= x			
uses / functions are compatible or not applicable	2	3		
uses / functions are integrated and separated based on compatibility	1			
uses / functions differ minimally and are not readily apparent	0			
uses / functions poorly integrated or separated	-1			
uses / functions mixed without regard to compatibility factors	-2			
Commercial Development				
DEVELOPMENT PATTERNS	n/a= x			
clustered development / sharing of parking, signs, ingress, egress, or not applicable	2	3		
some clustering and sharing patterns with good separation of facilities	1			
some clustering and sharing patterns with minimal separation of facilities	0			
clustered development with no appreciable sharing of facilities	-1			
unclustered development with no sharing or ability to share facilities	-2			

Division III Relative Policy Scoring Sheet:
Western Taney County

		Performance Value	Importance Factor	Score	Section Score
DEVELOPMENT BUFFERING		n/a= x			
	approved and effectively designed landscaped buffers between structures and all roads	2	3		
	minimal landscaped buffering, but compensates with expanse of land	1			
	minimal landscaped buffering	0			
	no landscaped buffering, but utilizes expanse of land	-1			
	no or inadequate buffering or separation by land	-2			
Services - Capacity and Access					
TRAFFIC		n/a=			
	no impact or insignificant impact on current traffic flows	0	2	0	0
	traffic flow increases expected but manageable using existing roads and road accesses	-1			
	traffic flow increases exceed current road capacities	-2			
EMERGENCY SERVICES		n/a=			
	structure size and/or access can be serviced by emergency equipment	0	5	0	0
	structure size and/or access may impede but not hinder serviceability	-1			
	structure size and/or access could be problematic or non-serviceable	-2			
RIGHT-OF-WAY OF EXISTING ROADS		n/a=			
	greater than 50 ft. right-of-way	1	5	-1	-5
	50 ft. right-of-way	0			
	40 ft. right-of-way	-1			
	less than 40 ft. right-of-way	-2			
Internal Improvements					
WATER SYSTEM SERVICE		n/a=			
	central water system meeting DNR requirements for capacity, storage, design, etc.	2	3	1	3
	community well / water system meeting DNR requirements	1			
	private wells meeting DNR requirements	0			
	private wells not meeting any established standards	-1			
	individual / private wells	-2			
EMERGENCY WATER SUPPLY		n/a=			
	fire hydrant system throughout development with adequate pressure and flow	0	5	-2	-10
	fire hydrant system with limited coverage	-1			
	no fire hydrant system	-2			
PEDESTRIAN CIRCULATION INFRASTRUCTURE		n/a= x			
	paved and dedicated walkways (no bicycles) provided throughout development	2	4		
	paved walkways provided throughout development / maybe shared with bicycles	1			
	designated walkways provided but unpaved	0			
	no pedestrian walkways, but green space provided for pedestrian use	-1			
	no designated pedestrian walkway areas	-2			

**Division III Relative Policy Scoring Sheet:
Western Taney County**

	Performance Value	Importance Factor	Score	Section Score
PEDESTRIAN SAFETY n/a=	x			
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2		
separation of pedestrian walkways from roadways by open land buffer	1			
pedestrian walkways abut roadways with no buffering / protection	0			
BICYCLE CIRCULATION n/a=	x			
dedicated / separate bike-ways with signage, bike racks, trails	2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1			
no designated bike-ways	0			
UNDERGROUND UTILITIES n/a=				
all utilities are provided underground up to each building / structure	2	4	2	8
all utilities traverse development underground but may be above ground from easement	1			
utilities above ground but / over designated easements	0			
utilities above ground and not within specific easements	-1			
no specific management of utilities	-2			
Open-Space Density				
USABLE OPEN SPACE n/a=	x			
residential developments (>25 units) include more than 25% open recreational space	2	2		
residential developments (>25 units) offer >10% but <25% open recreational space	1			
recreational area provided, but highly limited and not provided as open space	0			
no designated recreational space provided, but open space available	-1			
no open recreational space provided	-2			
Solid Waste Disposal				
SOLID WASTE DISPOSAL SERVICE AVAILABILITY n/a=				
weekly service is available and documentation of availability provided	0	5	-1	-5
weekly service reportedly available but not documented	-1			
centralized, on-site trash collection receptacles available	-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure	0	5		
services available but not a requirement documented in covenants	-1			
not applicable / no pick-up service provided	-2			

Total Weighted Score= -23

Maximum Possible Score= 29

Actual Score as Percent of Maximum= -79.3%

Number of Negative Scores= 6

Negative Scores as % of All Applicable Scores= 60.0%

Scoring Performed by:

Bob Atchley / Bonita Kissee-Soutee

Date:

May 1, 2015

Project: **Shepherd Nightly Rental**

Permit#: **15-11**

Policies Receiving a Negative Score	
Importance Factor 5:	sewage disposal off-site nuisances right-of-way/roads emergency water supply waste disposal service
Importance Factor 4:	use compatibility
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Bob Atchley / Bonita Kisse-Soutee*

Date: *May 1, 2015*

Project: Shepherd Nightly Rental

Permit: 15-11

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	29	-23	-79.3%	6	60.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	15	-30	5	83.3%
sewage disposal	10	-5		
off-site nuisances	0	-5		
diversification				
emergency services	0	0		
right-of-way/roads	5	-5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	8	4		
siopes				
use compatibility	0	-4		
pedestrian circulation				
underground utilities	8	8		
Importance Factor 3	6	3		
soil limitations				
building bulk/scale				
waste containers screening				
outdoor equip storage				
industrial buffer / screening				
right to farm				
right to operate				
mixed-use developments				
development patterns				
development buffering				
water system service	6	3		
Importance Factor 2				
wildlife habitat and fisheries				
air quality				
building materials				
residential buffer / screening				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
lot coverage				
rooftop vents / equipment				
bicycle circulation				

Scoring by: *Bob Atchley / Bonita Kisse-Soutee*
 Date: *May 1, 2015*



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

TANEY COUNTY PLANNING COMMISSION

DIVISION III SPECIAL-USE PERMIT - DECISION OF RECORD

APPLICANT: STEVE SHEPHERD

PROJECT: LONE PINE PROJECT - NIGHTLY RENTAL

CASE NUMBER: 2013-0025

On December 16, 2013 the Taney County Planning Commission denied a Special-Use Permit request by Steve Shepherd seeking to utilize the existing, three (3) bedroom single-family residence located at 290 Lone Pine Road, Branson, MO for nightly rental (nightly rental - as is defined per the provisions of the Taney County Development Guidance Code). The applicant also sought to convert the existing indoor, racquetball court into two (2) additional bedrooms that would also be available for nightly rental. The Planning Commission voted to deny this request by a vote of 5-1. The majority of the Planning Commission based its decision upon the belief that the proposed nightly rental of the single-family residence located at 290 Lone Pine Road, Branson, MO would **not** be compatible with the surrounding single-family residential area, as stipulated specifically in Appendix E (Special-Use Permits) of the Development Guidance Code. The Planning Commission further expressed reservations about the capacity of the existing on-site waste water treatment system in ensuring adequate provision of sewer service for the proposed nightly rental use.

Per the provisions of Missouri Revised Statutes (RSMo 64.870) and the Taney County Development Guidance Code, "Appeals to the board of zoning adjustment may be taken by any owner, lessee or tenant of land, or by a public officer, department, board or bureau, affected by any decision of the administrative officer in administering a county zoning ordinance." Per the provisions of Section 7.3 of the Taney County Development Guidance Code, "Appeals must be filed within ninety (90) calendar days of the original decision."

Lease Agreement

Welcome and thanks for booking your vacation rental through Evolve Vacation Rental Network.

Please be sure to read this rental policy, as well as our [Terms & Conditions](#) and [Privacy Policy](#).

By clicking "Book Now" you are acknowledging and agreeing to the following for this specific property:

1. **BOOKING TRANSACTION** – You are entering into a rental agreement directly with the owner or manager of the vacation rental you are booking (your “Host” and the “Vacation Rental”, respectively). Evolve Vacation Rental Network, Inc. (“Evolve”) is simply acting as a neutral venue and is not a party to the booking transaction. It is ultimately your Host, and not Evolve, who is responsible for the handling of payments and refunds and on-the-ground service, including, but not limited to, the condition of the Vacation Rental and access to the Vacation Rental. Evolve will be unable to make substitutions or refunds upon arrival.
2. **PAYMENT TERMS & CANCELLATION** – The non-refundable down payment and balance due terms are explained in the Payment Terms section on the checkout web page for the Vacation Rental. Please review these terms carefully. You may cancel your booking at any time, however, all amounts paid are non-refundable. Evolve is not authorized to make exceptions to these terms.
3. **HOUSE RULES** – The Vacation Rental may have specific rules regarding large groups, parties, pets, smoking, etc. These rules are detailed in the Property Description section of the Vacation Rental listing, and/or Exhibit A attached hereto, and are incorporated into this Rental Policy. Please review these terms carefully, as violation may result in additional fees or eviction without refund. Evolve is not authorized to make exceptions to these rules.
4. **ARRIVAL DETAILS & CHECK-IN/CHECK-OUT** – Once your booking has been paid in full, you will receive contact information for the primary contact for your stay (your “Local Contact”). Your Local Contact can help you arrange your arrival and check-in, coordinate any maintenance needs, etc. Check-in and check-out times will be confirmed with your Local Contact and communicated in a pre-stay communication at least 10 days prior to your arrival. Please also communicate your expected arrival time to your Local Contact.
5. **DAMAGE & INSURANCE** – Wherever possible, in lieu of a security deposit, Evolve charges a mandatory fee for third-party accidental rental damage insurance. This fee and the related terms, conditions and coverage amounts are detailed on the Booking Details section of the checkout web page and are incorporated into this Rental Policy. If for any reason third-party accidental rental damage insurance cannot be issued for your stay, your Host reserves the right to collect a deposit (the “Security Deposit”) to protect against damages. If applicable, the Security Deposit will be detailed on the Booking Details section of the checkout web page and shall be refunded within 15 days of your

departure date provided no deductions are made due to A) damage to property or furnishings, B) dirt or other mess requiring excessive cleaning, or C) any other costs incurred by your Host as a result of your stay. Any damage to the Vacation Rental must be reported to Evolve and the Local Contact before check-out. Damage not covered by, or exceeding the coverage limit of, the accidental rental damage insurance or Security Deposit, is your full responsibility. You grant your Host the right to charge the credit card number used to book the Vacation Rental for any such damages, including, but not limited to, additional cleaning fees. To ensure that the proper party is held responsible, please notify your Local Contact of any damages found at check-in.

6. **FEES & ADDITIONAL SERVICES** – Your Host is required to disclose all mandatory booking-related fees in the Vacation Rental listing. In some cases, however, your Host may have optional fees and services (e.g., to heat a swimming pool in the winter). Should you opt into any of these services and related fees your Host and/or Evolve will provide payment details.
7. **MAXIMUM OCCUPANCY** – The maximum number of people that may occupy the Vacation Rental is indicated in the listing. This rule applies to day visitors and children as well. Unless otherwise approved by your Local Contact or Host, occupancy over the indicated capacity may result in eviction and forfeiture of amounts paid. Evolve is not authorized to make exceptions to these terms.
8. **MAINTENANCE** – Your Host cares very much about their Vacation Rental and strives to keep it in excellent shape. If you notice any problems or maintenance issues, please notify your Local Contact immediately.
9. **CANCELLATIONS BY YOUR HOST** – In the event that your Host has to cancel your booking for any reason you will be notified as quickly as possible and refunded 100% of any amounts paid. We highly recommend that you purchase trip insurance to protect against certain types of cancellations, among other risks. Evolve is not responsible or liable for cancellations by your Host.
10. **CLEANLINESS** – You are expected to treat the Vacation Rental with respect, keeping in mind that this is an individual's home, not a hotel room. Even in cases where a cleaning fee is charged, you are expected to leave the Vacation Rental in a clean, neat and orderly condition.
11. **INDEMNIFICATION & HOLD HARMLESS** – You agree to indemnify and hold harmless your Host, and Evolve, for any liabilities, damage, cost or expense whatsoever arising from or related to any claim in connection with your use and/or occupancy of the Vacation Rental, including, but not limited to, any claim or liability for personal injury, damage, loss of personal belongings or theft of property which is made, incurred or sustained by you and/or anyone you invite to use the Vacation Rental as your guest.
12. **ATTORNEY'S FEES & COSTS** – If your Host employs the services of an attorney or attorneys to enforce any conditions of this Rental Policy, you shall be liable to your Host for reasonable attorney's fees and costs incurred by your Host.
13. **FALSIFIED BOOKINGS** – If your booking was made under false pretense, including, but not limited to, a falsified name, age or size of party, you will be subject to immediate eviction and forfeiture of all amounts paid.
14. **HOST ACCESS** – If requested, you shall allow your Host access to the Vacation Rental during your stay. Your Host shall exercise this right of access in a reasonable manner.

15. **GENERAL TERMS** – If any section, clause, paragraph or term of the Rental Agreement is held or determined to be void, invalid or unenforceable, for any reason, all other terms, clauses or paragraphs herein shall be severed and remain in force and effect. This Agreement is taken in full compliance with federal, state and local Fair Housing Laws, without regard to race, color, religion, sex, country of origin, handicap or familial status.

EXHIBIT A – Term of the Lease

MASTER LEASE – This Rental Agreement is a part of and incorporated into a thirty (30) day Master Lease beginning on the 1st day of the Lease Month through the 30th day. By agreeing to this Lease Agreement you are also agreeing to the terms of the Master Lease.

Rent Paid in Full \$2493.10

Lessee

Steve D Shepherd

Owner



Printed 4-1-15

Branson, Missouri

Arrival Depart I don't have dates yet

< Browse properties Home USA Missouri Branson VRBO Listing #3839982ha

Tremendous 4BR Chalet-Style House in Branson W/Private Indoor Pool, Racquetball/Basketball Court & Beautiful Views of Table Rock Lake - Near Entertainment & Outdoor Recreation!



\$400 - \$450 per night

5

Arrival Departure

Minimum stay: 30 nights

Book It

Detailed Price

Save to my favorites

- Sleeps 14
- Bedrooms 4
- Bathrooms 3.5
- Property type House
- Reviews ★★★★★ 5



Manager

Member since: 1999

Speaks: English, French, Spanish

Manager indicates their response time is: **Within an hour**

Calendar last updated: **04/01/2015**

Email manager

[Show Phone Number](#)**Book with confidence**Guaranteed, secure, with
no booking fees[Learn more](#)[Overview](#) [Reviews](#) [Rates](#) [Calendar](#) [Location](#) [Manager Info](#) [Photos](#)

Minimum stay:	30 nights	Pets considered:	No
Internet:	Yes	Wheel chair accessible:	N/A

Add vacation protection services to your booking

Three services to protect your trip:

Protect your payments in case you need to cancel.

Guarantee the rental meets your expectations.

Ensure you're prepared in case of accidental damage.

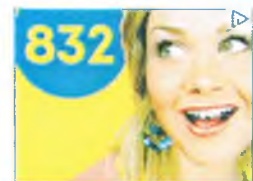
[Get it now](#)

Branson house description

There are so many reasons why Branson, Missouri should be on your travel itinerary! Boasting spectacular mountain scenery, sparkling lakes, and a seemingly endless supply of exciting attractions the whole family will love, Branson is the ideal destination for your next dream vacation.

Come experience the best of Branson by staying in this phenomenal 4-bedroom, 3.5-bathroom vacation rental house, nestled in the Ozark Mountains with a beautiful view of Table Rock Lake. If you're planning a family reunion or a large gathering with friends, this mountain chalet-style home is perfect for you! With 2 spacious living rooms and enough sleeping arrangements for up to 14 guests throughout 7,750-square feet of impeccably decorated living space, you and all of your travel companions will find ample room to spread out and relax to the fullest. When you're not out dining at one of Branson's many exceptional local restaurants, prepare a delicious home-cooked meal in the unit's fully equipped kitchen, complete with granite countertops and stainless steel appliances, while your adult companions prepare cocktails at the wet bar. The home's elevated back deck will quickly become your favorite spot to unwind - whether you're out there sipping a cup of coffee in the morning or enjoying a peaceful glass of wine in the evening, you'll feel refreshed in the brisk mountain breeze and astonished by breathtaking views of Table Rock Lake and surrounding foliage! Should you find yourself spending a day indoors, you'll have plenty to keep you entertained during your downtime - a flat screen TV in each living room and bedroom will let everyone catch his or her favorite cable show while away on vacation. Burn off some energy in the home's recreation room, or stir up some friendly competition with your family in the indoor basketball/racquetball court. Or, simply unwind and take a dip in the gorgeous private heated indoor swimming pool - it doesn't get much better than that!

Besides living up to its reputation as the "Live Entertainment Capital of the World," Branson is a true haven for outdoor enthusiasts, and you'll get to enjoy easy access to the area's most thrilling adventures during your stay at this incredible chalet! Just 3 miles away from the property is Table Rock State Park, where you can fill your days with jet skiing, swimming, or boating on the pristine lake. The fishermen in your group will enjoy casting a reel out for trout, bass, and catfish at one of the area's prime fishing locations, while golfers can look forward to teeing off at the terrific Payne Stewart golf course located nearby. From renowned amusement parks and theatres to specialty shops and charming festivals, you'll find a wide array of family-friendly activities just 4 miles from the home. Kids will love flying down waterslides and riding roller coasters at White Water Park, or exploring the whimsical attractions at Silver Dollar City. Of course, Branson is most famous for its immense live entertainment scene, featuring top-rated concerts and performances that can be seen at local theatres or dinner cruises on the lake - some local favorite venues include the Branson Show Boat and Dolly Parton's Dixie Stampede. For a more relaxing afternoon, take a leisurely stroll through Branson Landing, a vibrant town center with quaint shops, outstanding restaurants, and a dazzling water fountain show along the scenic boardwalk. No matter how you choose to spend your time here, you're bound to have a once-in-a-lifetime experience at this tremendous Branson vacation rental

<http://www.vrbo.com/3839982ha>**Get your credit score & report now.****Get UNLIMITED access after.****ORDER NOW** **TransUnion**

advertisement

home!

Key Residence Features:

- Amenities include a full kitchen, wet bar, multiple flat screen TVs, wireless internet access, fireplace, private indoor heated swimming pool, indoor basketball/racquetball courts, and much more
- Gorgeous views of Table Rock Lake from the elevated back decks
- Prime location! Minutes away from numerous outdoor activities, theme parks, live entertainment, shopping, and restaurants!

Bedroom Configuration:

- Master Bedroom: 1 King-sized Bed and 1 Day bed with Trundle Twin over Twin
- Bedroom 2: Queen-sized Bed
- Bedroom 3: King-sized Bed
- Bedroom 4: King-sized Bed

Additional Sleeping:

- A Queen-sized Sleeper Sofa in the 2nd Living Room and 1 set of Twin-over-Twin Bunk Beds in the Bonus Room can accommodate extra guests

Policies:

- No smoking
- No pets allowed
- Pool Heat is available for an additional \$25/nt
- Must be at least 25 years old to book
- Additional fees and taxes may apply

Why VRBO



We offer vacation rentals for every budget

Choose from a wide variety of properties



No booking fees

Free to book with no hidden costs



We help you travel with confidence

Every listing is guaranteed against fraud



Experienced property owners or managers

Average five years in the business

Property Type

House 7750 sq. ft.

Accommodation Type

Vacation Rental

Suitability

Long-Term Renters Welcome Children Welcome Pets Not Allowed
 Minimum Age Limit For Renters Non Smoking Only

Bedrooms: 4 Bedrooms, Sleeps 14, Beds for 14

Master Bedroom: 1 king, 1 sleep sofa /futon
Master Bedroom

Bedroom 2 (Daybed): 1 sleep sofa /futon
Bedroom 2 (Daybed)

Bedroom 3: 1 king
Bedroom 3

Bedroom 4: 1 king
Bedroom 4

Bathrooms: 3 Bathrooms, 1 Half Bathroom**Entertainment**

Books	Foosball	Pool Table
DVD Player	Game Room	Satellite / Cable Television

Attractions

Festivals	Museums	Theme Parks
Live Theater	Restaurants	Water Parks Winery Tours

Leisure Activities

Antiquing	Horseback Riding
-----------	------------------

Location Type

Lake View

Sports & Adventure Activities

Basketball Court	Hiking	Scuba Diving Or Snorkeling
Cycling	Jet Skiing	Snorkeling
Fishing	Mountain Biking	Swimming
Fly Fishing	Rafting	Tennis
Golf	Sailing	Water Skiing

General

Air Conditioning	Heating	Linens Provided
Clothes Dryer	Internet	Parking

Fireplace

Iron & Board

Towels Provided

Washing Machine

Kitchen

Coffee Maker

Dishwasher

Refrigerator

Dishes & Utensils

Microwave

Stove

Toaster

Outside

Balcony

Deck / Patio

Tennis

Boat

Kayak / Canoe

Pool / Spa

Heated Pool

Private Pool

Reviews

5

from 5 traveler reviews

[Write a review](#)Laurabell
Willis, Texas

Perfect for a BIG family!

This house was wonderful!! This was my first time using VRBO and I will continue to do so. There were 14 of us, so to be in the same place that is big enough to accommodate without walking all over each other or having to run from room to room like at a hotel was great. It is perfectly located close to everything and was even decorated for Christmas. Although the weather did not give us snow as we hoped (until the day after we left, go figure) we still got out to enjoy Branson, but was also just as happy staying in the home and utilizing the pool and other amenities. The indoor pool really came in handy for this time of year. The owner was very explanatory on everything about the home. We had a little issue with the heat on the first floor the first night, but we used the fire place and he had it fixed within a day. He was always available when I called, never had to wait for a call back. I would love to take a trip back to Branson in warmer weather and when I do this home will first on my list!

Stayed: December 2014 **Submitted:** January 15, 2015 **Source:** VRBO

Recommended for: Girls getaway, Tourists without a car, Sightseeing, Families with teenagers, Families with young children

Manager response:

We are happy to hear that you enjoyed your first Vacation Rental experience! Thank you for the review and the kind words on the small touches like the Christmas decorations. We apologize for the inconvenience of heat on the first floor and thank you for keeping the communication open so the owner could respond in a timely manner. We look forward to helping you book your next trip.

-The Evolve Team

Was this review helpful? Yes No

Amazing home !!



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
e-mail: rchrish@co.taney.mo.us

TANEY COUNTY PLANNING COMMISSION
APPLICATION FOR PERMIT
DIVISION I

This application must be filled out legibly in full and signed by the property owner.

NAME OF APPLICANT: Daniel J. Carpenter

MAILING ADDRESS: 120 Welford Ln, CITY & ZIP: Gramson, MO 65616

911 ADDRESS of PROJECT: 516 Iowa Colony Rd. CITY & ZIP: Hollister, MO

TELEPHONE - MAIN: 336-1186 OTHER: 294-0277 (cell)

PROPERTY OWNER PRINT NAME: Daniel J. Carpenter

SIGNATURE: [Handwritten Signature]

The following submittals must be provided with this application:

- 1. A recorded deed including any and all attachments.
2. Taney County Regional Sewer District approval (if applicable). SD Permit # 00-398
Sewer District Permit not needed - (determined by staff)
3. Site plan showing lot lines, dimensions, location of access and structures, distance from lot lines of structure, setbacks, and easements.

In signing this application, I understand that if the information provided here is not true, my application will be revoked. I understand and agree to abide by the requirements of the Taney County Commission and the Taney County Planning Commission. I agree to all inspections on my property necessary to secure compliance with all county codes relevant to this application. The property owner is responsible for adherence to all existing private restrictions and requirements.

SIGNATURE OF APPLICANT: [Handwritten Signature]

DATE OF APPLICATION: 10-19-00

THIS PORTION TO BE FILLED OUT BY APPLICANT:

Directions to Property: 1655 to Iowa Colony Rd (left) .8 miles on left

Description of Request: new house addition to house manufactured home
 addition to manufactured home garage carport
 other, explain

Size of Structure: 1800 sq ft Size of Property: 37,000 sq ft ±

Section: 13 Township: 22 Range: 22

Name of Subdivision: Escher

Lot Number: Parcel B Block/Phase Number: _____

Structure Purpose: Single Family Residential Home

Access to Property (Road Number/Name): 516 Iowa Colony Rd,

Water Supply (Public, Private, or District): well-private

Electric Supplier: Empire District White River Carroll County Electric

THIS PORTION TO BE FILLED OUT BY PLANNING STAFF:

Fire Protection District: Western Central None Other: _____

Watershed: SRTC Map Location: 18-06-13

Permitting Inspector: QPR PZ Permit: # 00-525

Date Permit Issued: 10-19-00

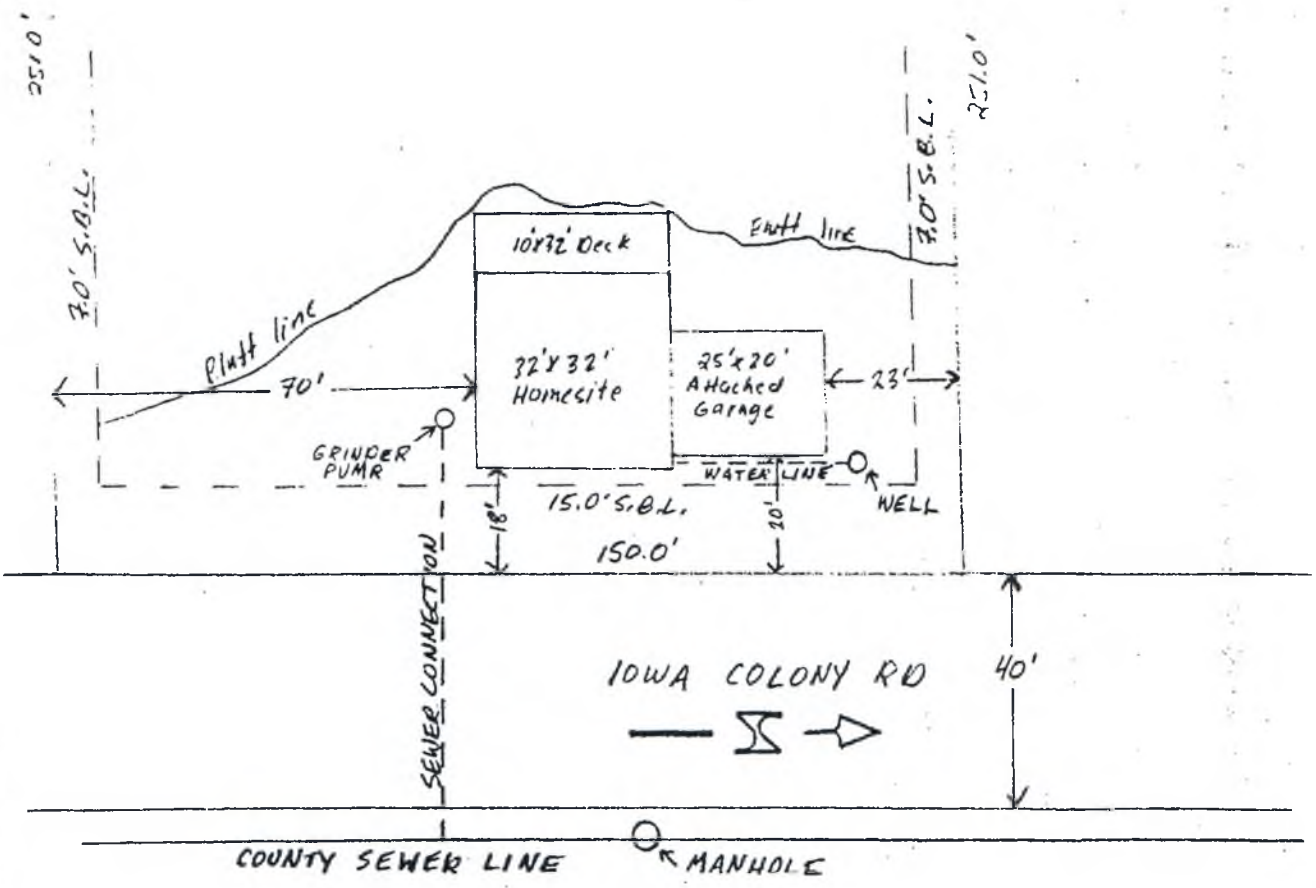
Action Taken: _____

Computer Entry Date: 10-19-00 By: Cca

SCALE: 1" = 30'

LAKE TANGLYCOMO

PARCEL E



STATE OF MISSOURI,
COUNTY OF _____

} ss. IN THE
RECORDER'S
OFFICE

THIS DEED, Made and entered into this 21st day of June, 2000, by and between

I, _____, Recorder of said County, do hereby certify that the within instrument of writing was at _____ o'clock and _____ Minutes _____ M., on the _____ day of _____, A. D.,

DAVID WALTER SANDERS

_____ duly filed for record in my office, and is recorded in the records of this office, in Book _____, at page _____.

of the City of Pierce City State of Missouri part or parties of the first part and

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at _____, Missouri, this _____ day of _____,

DANIEL J. CARPENTER and KIM W. CARPENTER
husband and wife

A. D., _____

of the County of Taney State of Missouri part or parties of the second part.

By: _____ Recorder
_____ Deputy

(mailing address of said first named grantee is 120 Welford Ln Branson MO 65614)

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of _____ Taney _____ and State of Missouri, to-wit:

TRACT 1 OF THE REPLAT OF LOTS 6, 7, 8 ESCHER SUBDIVISION,
AS PER THE PLAT RECORDED IN PLAT SLIDE 'F' AT PAGE 303,
TANEY COUNTY RECORDERS OFFICE.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
2000L20319

18-6.0-13-003-004-012.000

REC. FEE: 18.00
PAGES: 1

TANEY COUNTY, MISSOURI, IN THE
RECORDERS OFFICE
SAID COUNTY, DO HEREBY CERTIFY THAT
THE WITHIN INSTRUMENT OF WRITING
WAS, ON 07-03-2000 AT 8:50:35 AM
DULY FILED FOR RECORD AND IS
RECORDED IN THE RECORDS OF THIS
OFFICE AT BOOK 391 PAGE 5345.
IN TESTIMONY WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY
OFFICIAL SEAL AT FORSYTH, MO, ON
THIS DATE: 07-03-2000
KATHERINE CLARKSON, RECORDER

Garnett Craig, DEPUTY

Taney County Abstract

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever.

The said party or parties of the first part hereby covenanting that said party or parties and their heirs, executors and administrators of such party or parties, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

David Walter Sanders
DAVID WALTER SANDERS

STATE OF MISSOURI, } ss. On this 21 day of June, 2000,
COUNTY OF Taney }
before me personally appeared DAVID WALTER SANDERS

to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that _____

DANIEL CARPENTER

1800 SQ FT
SFH

Taney County Planning Commission

516
IOWA
COLONY RD
13-22-22

DIVISION I 10-19-00

Permit # 00-525

DAN CARPENTER

Taney County Regional Sewer District

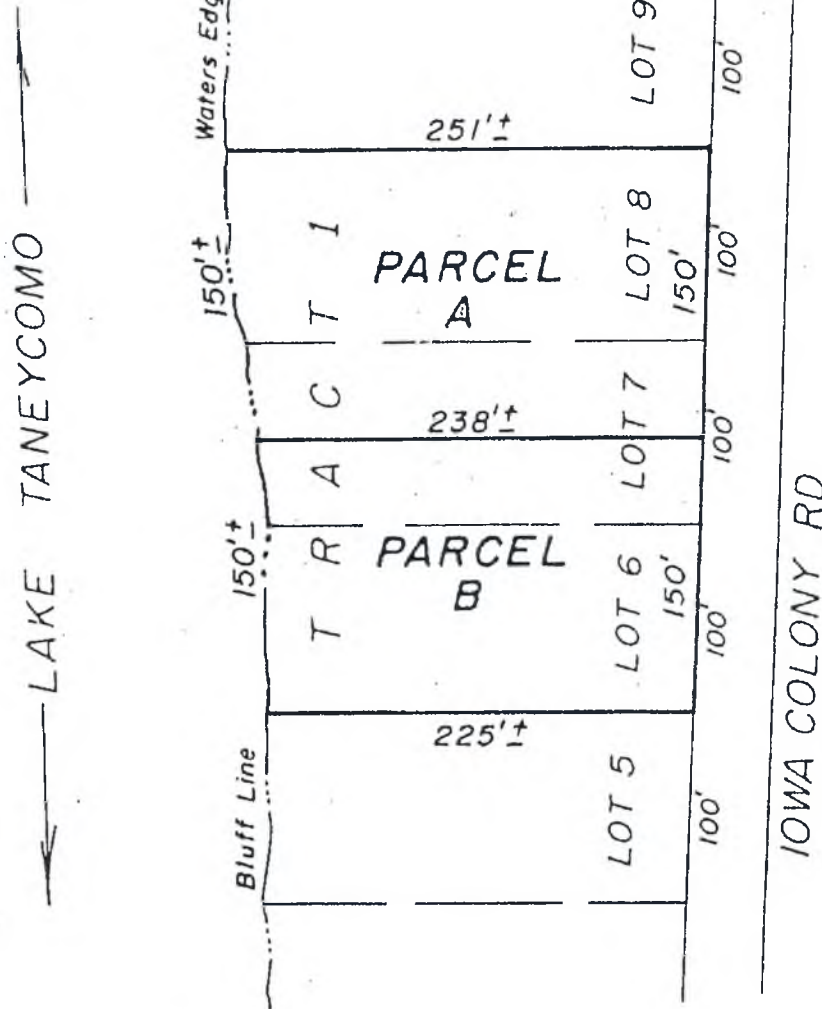
Hook TO CENTRAL

PERMIT 00-398

PARCEL B OF BLK 6

Katherine Clarkson
Circuit Clerk & Ex-Officio Recorder
TANEY COUNTY

RECORDING FEE \$ 34.00
STATE USER FEE \$ 4.00
TOTAL \$ 38.00 pt



DESCRIPTION PARCEL A

All of the North 150 feet of Tract 1 of the Replat of Lots 6,7 & 8 of Escher Subdivision as recorded in File Cabinet F at Page 303 in the Official Records of Taney County, Missouri.

DESCRIPTION PARCEL B

All of Tract 1 except the North 150 feet thereof, of the Replat of Lots 6, 7 & 8 of Escher Subdivision as recorded in File Cabinet F at Page 303 in the Official Records of Taney County, Missouri.

NOTE

This Replat was prepared from the Replat of Lots 6,7 & 8 of Escher Subdivision as recorded in Slide Cabinet F at Page 303 to satisfy Taney County Planning Regulations for subdividing tract into two parcels. No field survey or inspections were made by the Surveyor.

PREPARED FOR:
DAN CARPENTER
120 Welford Ln.
Branson, Mo 65616

This Survey Does Not
Violate the Rules and
Regulations of the Taney



TANEY COUNTY REGIONAL SEWER DISTRICT

SEWER PERMIT APPLICATION

417-546-7220

(PERMIT MUST BE VISIBLY POSTED ON CONSTRUCTION SITE)

- NEW INSTALLATION / SOIL EVALUATION REQUIRED HOOK TO EXISTING
 HOOK TO CENTRAL ******(See disclaimer below) OPEN & REPAIR ****** (Note work to be done)
 HOLDING TANK

PROPERTY OWNER'S NAME KRYSTAL SNOW
ADDRESS 300 Lone Pine Brunswick
Street or PO Box City State Zip
PHONE (417) 337-9829 (Please include area Code)

APPLICANT'S NAME Same PHONE _____
MAILING ADDRESS _____

LOCATION

PHYSICAL LOCATION OF PROPERTY (911 ADDRESS) LOT 16 BLK 1
SUBDIVISION SKYLINE SUB LOT 16 BLOCK 1
COUNTY ROAD NAME Lone Pine RD STATE HWY. ACCESS 265

LEGAL DESCRIPTION

SECTION 10 TOWNSHIP 22 RANGE 22
TRACT SIZE (SQ. FT. OR ACRES) 100 X 120
TYPE OF STRUCTURE (i.e., Frame, Mobile, Etc.) SINGLE FAMILY
SIZE OF STRUCTURE 2500 # OF BEDROOMS 3

UTILITIES

WATER SUPPLY: DISTRICT # FRI-STATE UTILITY PRIVATE WELL PRIVATE SUBDIVISION
(If Private, please specify with sketch)

ELECTRIC COMPANY: WHITE RIVER EMPIRE DISTRICT OTHER _____

SEWER SYSTEM: SEPTIC CENTRAL OTHER _____

INSTALLER'S NAME: _____

PLEASE READ BEFORE SIGNING

In signing this application, I understand that if the information provided herein is not true, my permit will be revoked. I understand and agree to abide by the requirements of the Taney County Regional Sewer District. The Taney County Regional Sewer District assumes no liability for the installation or performance of any sewer system. I agree to all inspections on my property deemed necessary to secure compliance with all County Codes relevant to this application.

****DISCLAIMER FOR HOOKING TO EXISTING SYSTEM:** I understand that when hooking to an existing System I, the owner of the property, am solely responsible for installing a New System to Code should the existing system fail at anytime before Central Sewer becomes available to hook onto.

SIGNATURE OF PROPERTY OWNER Krystal Snow 4-22-99
* Not Valid without Property Owner's Signature DATE

FOR OFFICE USE ONLY		
SD Permit# <u>99-158</u>	Inspector <u>BG</u>	Specifications <u>NEW INSTALLATION 1000 GALLON TANK 300 FT LAT. PIPE w/ CERTAIN DRAIN</u>

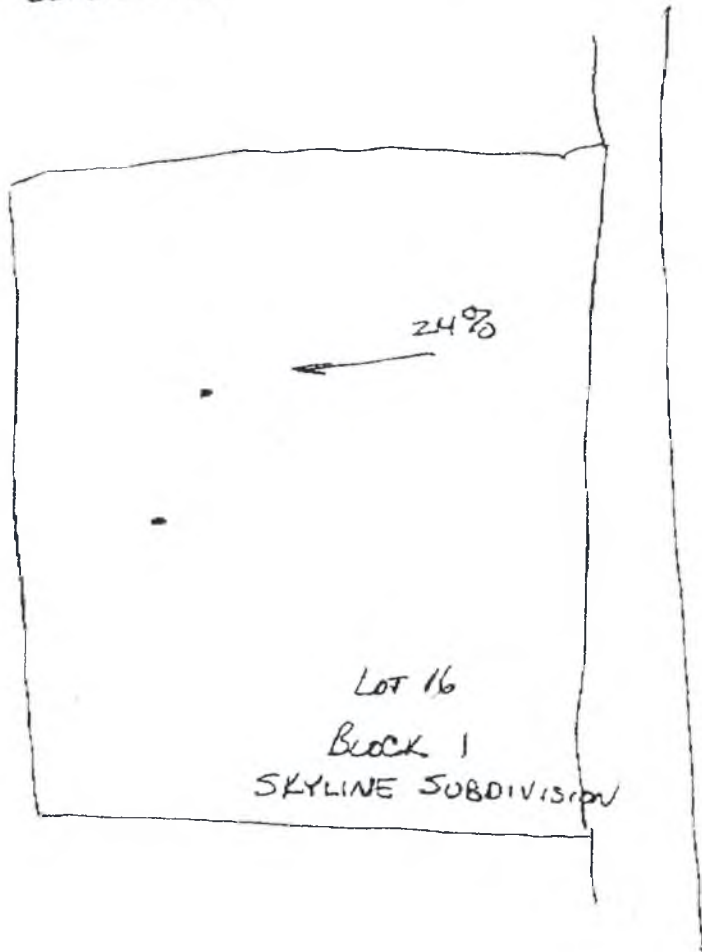
JAN-14-99 THU 4:19 PM WHITE RIVER ELECT FAX NO. 8417335 9232 P. 2

SITE PLAN

Legal Description:

SE 1/4 SE 1/4 sec 10 township 22 range 22 county TANNEY

BOB COPELAND



Site plan should indicate percent slope and landscape position of the proposed system.

Topography/Landscape Position PROVISIONALLY SUITABLE

Texture ~~PROVISIONALLY~~ SUITABLE

Structure PROVISIONALLY SUITABLE

Soil Drainage SUITABLE

Soil thickness SUITABLE

Restrictive horizon SUITABLE

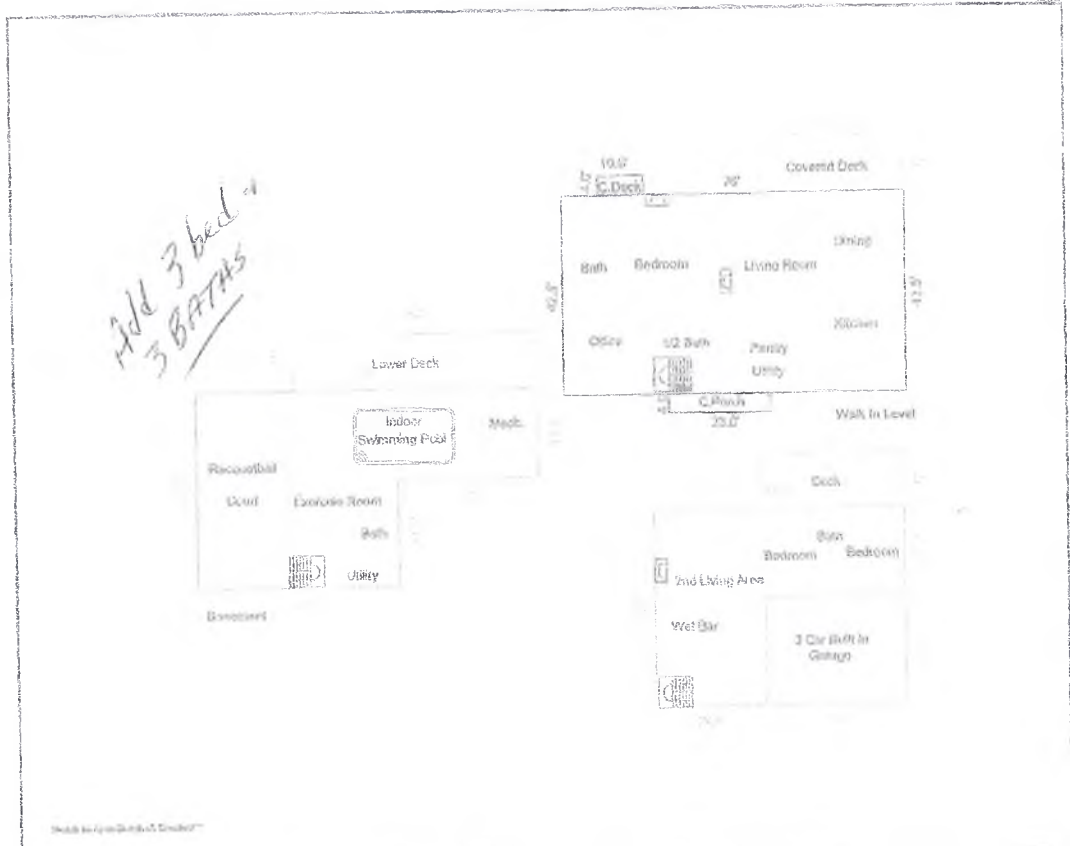
Available Space SUITABLE

Overall site suitability 1) TERRACE AROUND LATERAL FIELD
2) USE A CURTAIN DRAIN UPHILL FROM LATERAL FIELD

Ch. Hamm PE

Building Sketch

Broker/Client	N/A		
Property Address	290 Lone Pine Rd	County	Tangy
City	Branson	State	MO
Zip Code	65616		
Lender/Client	Cogo Capital		



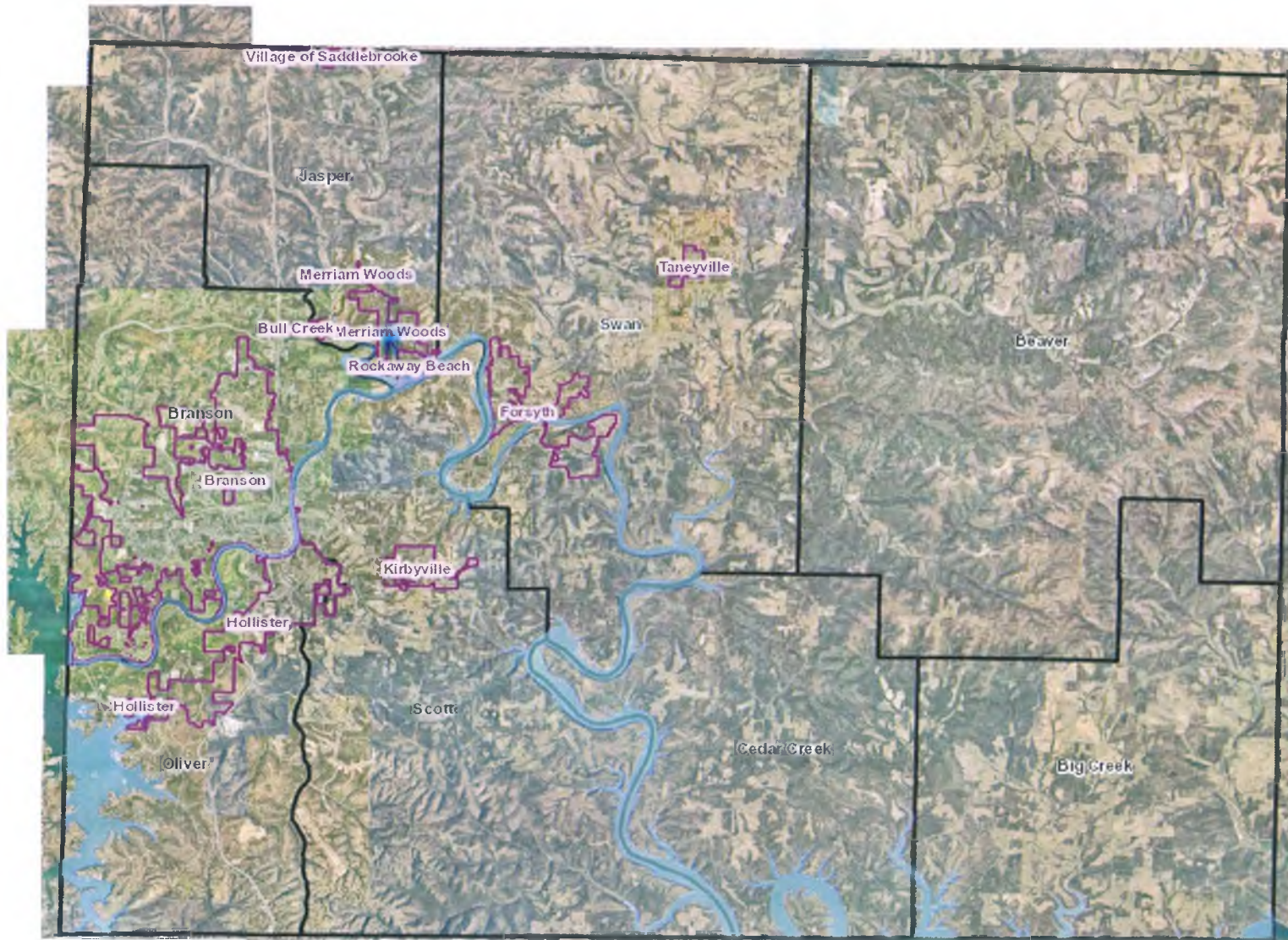
Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GLA1	Walk In Level	3230.00	3230.00	Walk In Level		
GLA2	Second Abv Grade Lvl	1653.45	1653.45	42.5	x	76.0
BSMT	Basement	2507.70	2507.70	19.2	x	55.9
GRK	Built In Garage	722.30	722.30	23.3	x	24.9
D/P	C. Deck	40.00				
	C. Porch	92.00				
	Covered Deck	384.00				
	Deck	384.00				
	Lower Deck	648.00	1548.00			
Net LIVABLE Area (rounded)				3 Items (rounded)		4893

Aerial Map

Borrower/Client	N/A				
Property Address	290 Lone Pine Rd				
City	Branson	County	Taney	State	MO Zip Code 65616
Lender/Client	Cogo Capital				





**Shepherd Nightly Rental
Division III Special-Use Permit 2015-0011
Taney County GIS - Beacon**



**Shepherd Nightly Rental
Division III Special-Use Permit 2015-0011
Taney County GIS - Beacon**



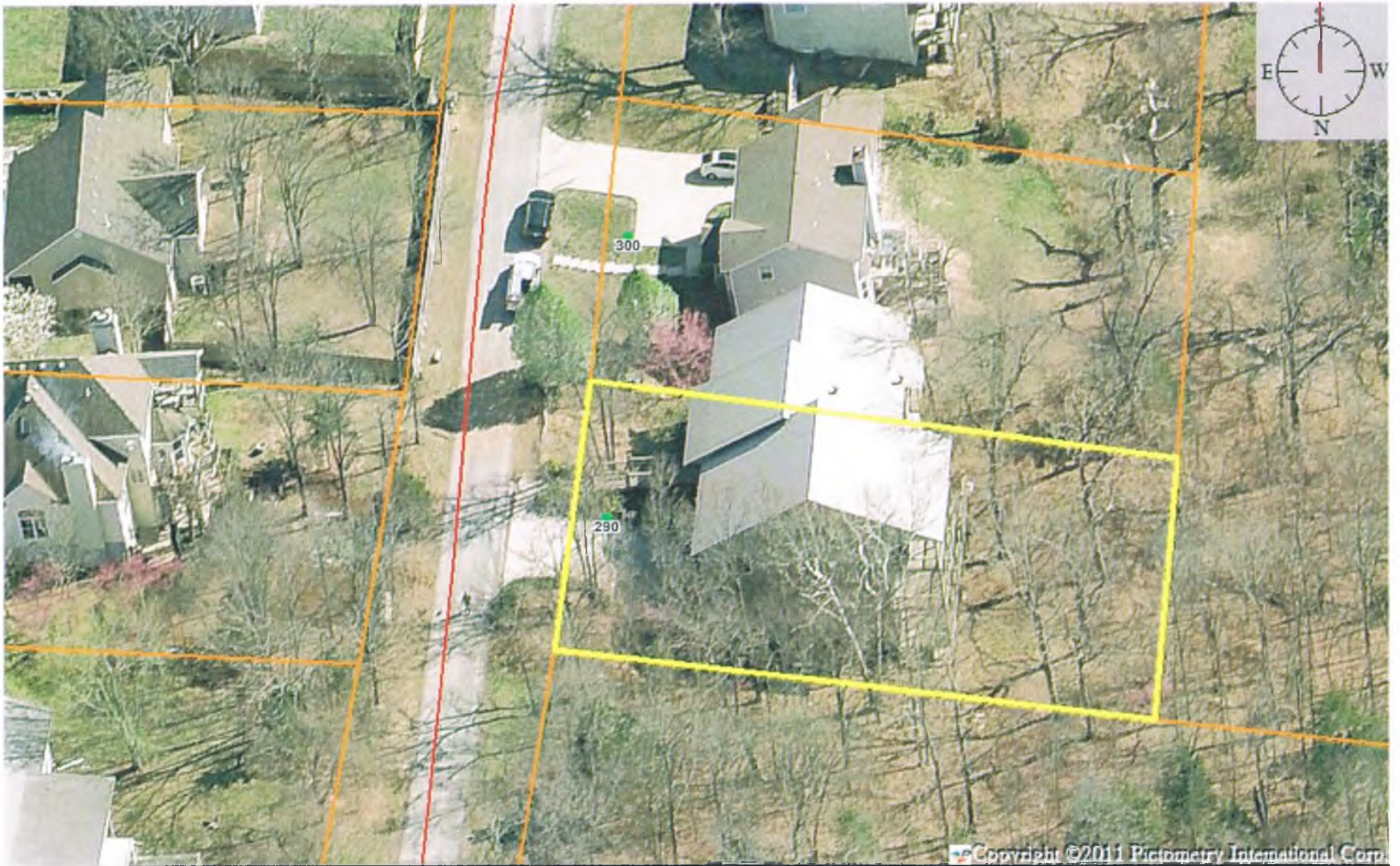


SKYLINE

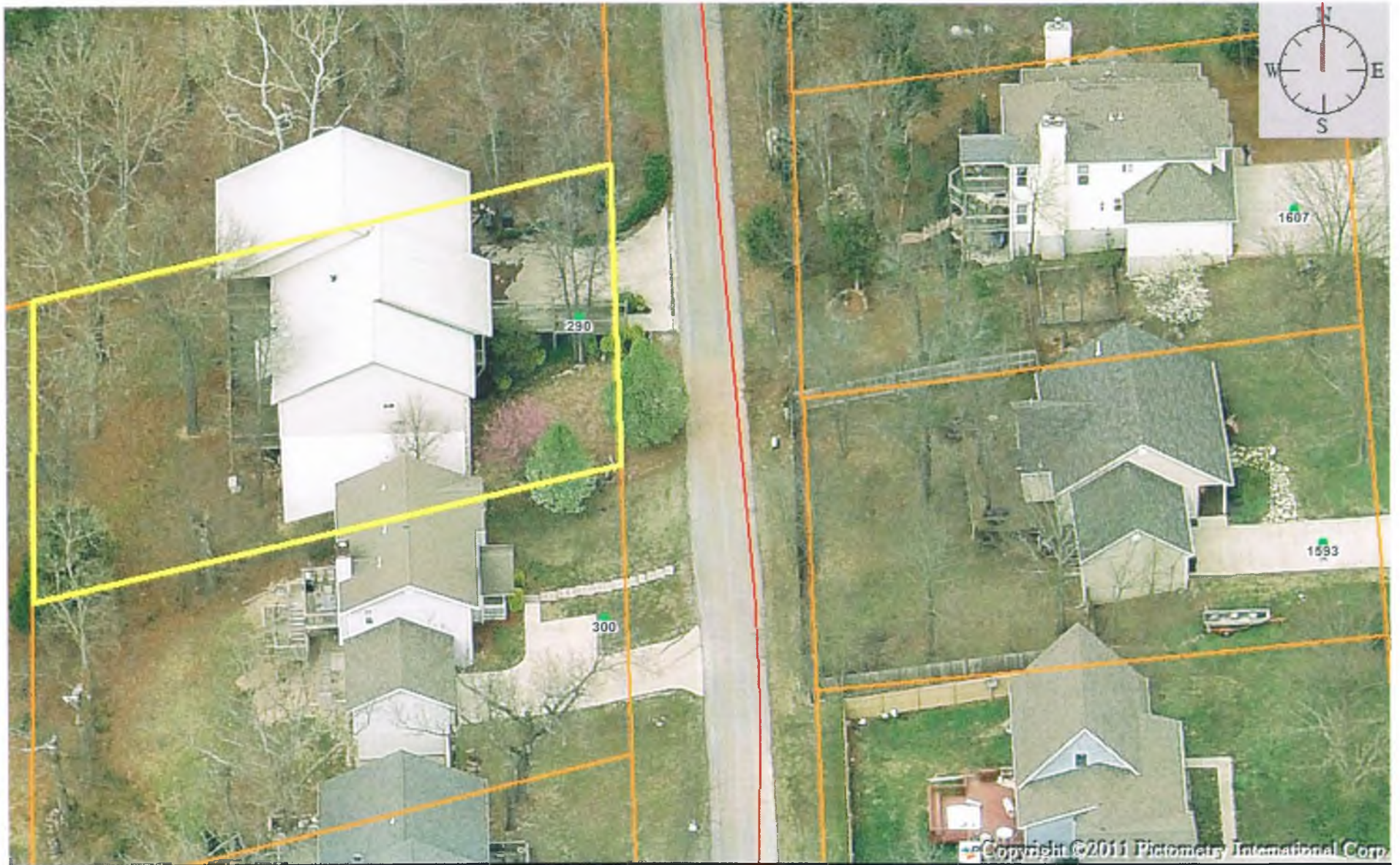
SKYLINE

LONE PINE

25'



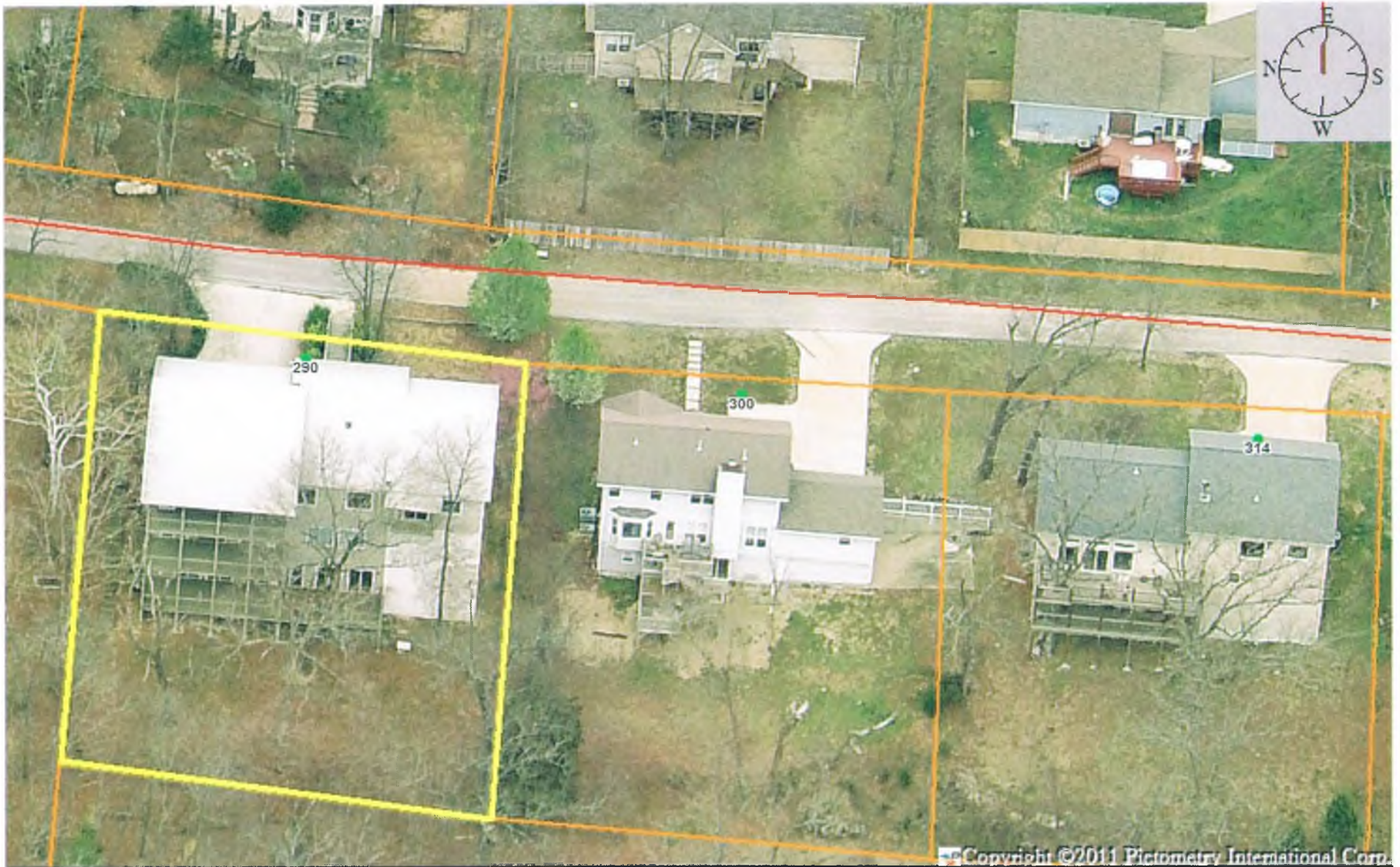
**Shepherd Nightly Rental
Division III Permit 2015-0011
Pictometry – View from the North**



**Shepherd Nightly Rental
Division III Permit 2015-0011
Pictometry – View from the South**



**Shepherd Nightly Rental
Division III Permit 2015-0011
Pictometry – View from the East**



**Lone Pine Project – Nightly Rental
Division III Permit 2013-0025
Pictometry – View from the West**





