

AGENDA
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 16, 2016, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits

Review and Action:

Minutes; January 2016

Final Vote:

Dollar General Store #16542

Concepts:

Woodland Hills, LLC
Premier Landscapes
2581 Jones Road Vacation Rental
Luxury Vacation Rental
Stonegate Glass Chapel
Tire Crew Automotive Repair
Tree Town
Northwoods Haven

Old and New Business:

Adjournment.

MINUTES
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, JANUARY 11, 2016, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Chairman Steve Adams called the meeting to order at 6:00 p.m. A quorum was established with nine members present. They were: Steve Adams, Dave Stewart, Doug Faubion, George Cramer, Randy Fogle, Rick Caudill, Brad Lawrence, Randy Haes, and new member Howard Kitchen. Staff present; Bob Atchley, and Bonita Kisse-Souttee.

Mr. Atchley read a statement outlining the procedures for the meeting.

Public Hearings:

Timothy Davis Law Office and Private Home; a request by Mr. Davis to construct a residence with 1600 sq. ft. to be used as a law office on property located at 301 Friendly Hills Dr. Mr. Atchley read the staff report and presented maps, pictures and a video of the site. Mr. Davis was present to address any questions from the Commission and public. Carol Meyers who is a trustee for Friendly Hills HOA, reported that their covenants state you can't run a business from your home. Mr. Caudill asked if a special use permit could be issued instead of the full Division III permit. Discussion followed and Mr. Davis stated that he didn't care how it was permitted. Mr. Atchley pointed out that Mr. Davis had an issue with the height requirement and a commercial structure could be taller than a residence. Mr. Stewart asked if there was enough dirt for the lateral field. Mr. Davis stated that he would have dirt brought in. Mr. Faubion stated that the Planning Commission cannot enforce or conform to the private restrictions. Discussion followed regarding restrictions and height requirements. Mr. Davis stated that he had visited with his neighbors and no one had an issue with him having the law office in his home. Mr. Caudill asked Mr. Davis if he would object to changing to a special use permit. Mr. Davis answered that he would not have a problem with a special use permit. With no other discussion this project will proceed to final vote at the next meeting.

Acacia Club Affordable Mobile Home Park; a request by JMS Property, LLC to develop an 87 unit mobile home park on property located at 2100 through 2300 Acacia Club Road. Mr. Atchley read the staff report and presented maps, pictures and a video of the site. The applicant was represented by Tim Davis. Several property owners were present to object to the request stating incompatibility, density, stormwater runoff,

increased traffic, safety of the future land owners in the adjoining subdivision, property values, adequate wastewater disposal, adequate water supply, ingress and egress from Acacia Club and Wisconsin Roads, parking, incompliance with the rules and regulations of the plat requirements of the subdivision regulations. Bryan Stafford who is a member of the Riverside Estates HOA, stated that in their subdivision mobile homes are not allowed, and that this development would be a commercial enterprise. Frank Yeary, would like a traffic counter put in if this is approved. Steve Dickey pointed out that trailers will deteriorate unlike stick built homes and he feels since they are low income will attract crime. Mr. Davis went over the issues the Commission brought forward at the last meeting, and stated that the applicant plans on providing green space, a stormwater management plan will be provided if approval is given, central trash facility will be provided in the extra parking area, additional easements will be provided which will reduce usable space and plat redrawn, the overhead electric lines will be relocated as build up ensues, density will probably not be reduced. Mr. Haes pointed out the interior road would not be compliant with the road standards. Mr. Faubion stated that stick built homes and less density would be more compliant with the surrounding area. With no other discussion this project will proceed to final vote next meeting.

Dollar General Store #16542; a request by NCY Properties LLC to construct a 9100 sq. ft. metal building on property located at 920 St. Hwy. 86 to be used as a dollar general store. Mr. Atchley read the staff report and presented maps, pictures and a video of the site. Rodney Parrot representing the applicant addressed questions from the Commission and public. Jason Bruck who lives close to this requested use, stated concerns regarding property values, criminal element, increased traffic, and compatibility. Mr. Parrott stated that this site is one of the less intrusive stores they have built. There will be a retaining wall in the back and won't be visible to the neighborhood behind it. The existing access point will be utilized. A drip septic system will be used for wastewater disposal. Roughly 200 cars a day are expected. There is a 45 year lease on the property. Trucks will be unloaded to the side of the building with two deliveries a week. Hours will be no later than 10:00 in the evening and the lights will go out at closing. There will be a privacy fence in the back above the retaining wall. Plans are to break ground this month and to be completed in May. With no other discussion this project will proceed to final vote next meeting.

Old and New Business:

Mr. Atchley reported on the assessment of flood damage. Discussion followed regarding the proposed projects.

Adjournment:

With no other business on the agenda for January 11, 2016 the meeting adjourned at 7:26.

#15-28

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

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$150.00, Special Use Applications: \$150.00.

NAME OF PROJECT: Woodland Hills LLC

NAME OF APPLICANT: Woodland Hills/Mark Cook
(Must be owner of record)

SIGNATURE:  **DATE:** 12/29/2015
(Must be owner of record)

MAILING ADDRESS: 304 Flynn Road Branson, MO 65616

TELEPHONE NUMBER: 417 334 4238 or 918 918 5011

Representative Information

NAME OF REPRESENTATIVE: Mark Cook

MAILING ADDRESS (rep.): 304 Flynn Road

TELEPHONE NUMBER (rep.): 918 948 5011

CH-1-19
PH-2-8
FV-2-16

Dean. lari@yahoo.com
lari

*Woodland Hills, LLC
304 Flynn Road
Branson, MO*

Primary Proposed Plan:

To remove existing mobile homes and replace with new multi-family housing, ranging from duplex, tri-plex and quad-plex.

Existing sewer, water, and lot sizes to remain in place.

Landscaping and trees will be replaced with like kind to match.

Attached plat map indicates the lots that are being requested to be changed to multi-family.

The properties are family owned by the Cook family and Cadwaladers.

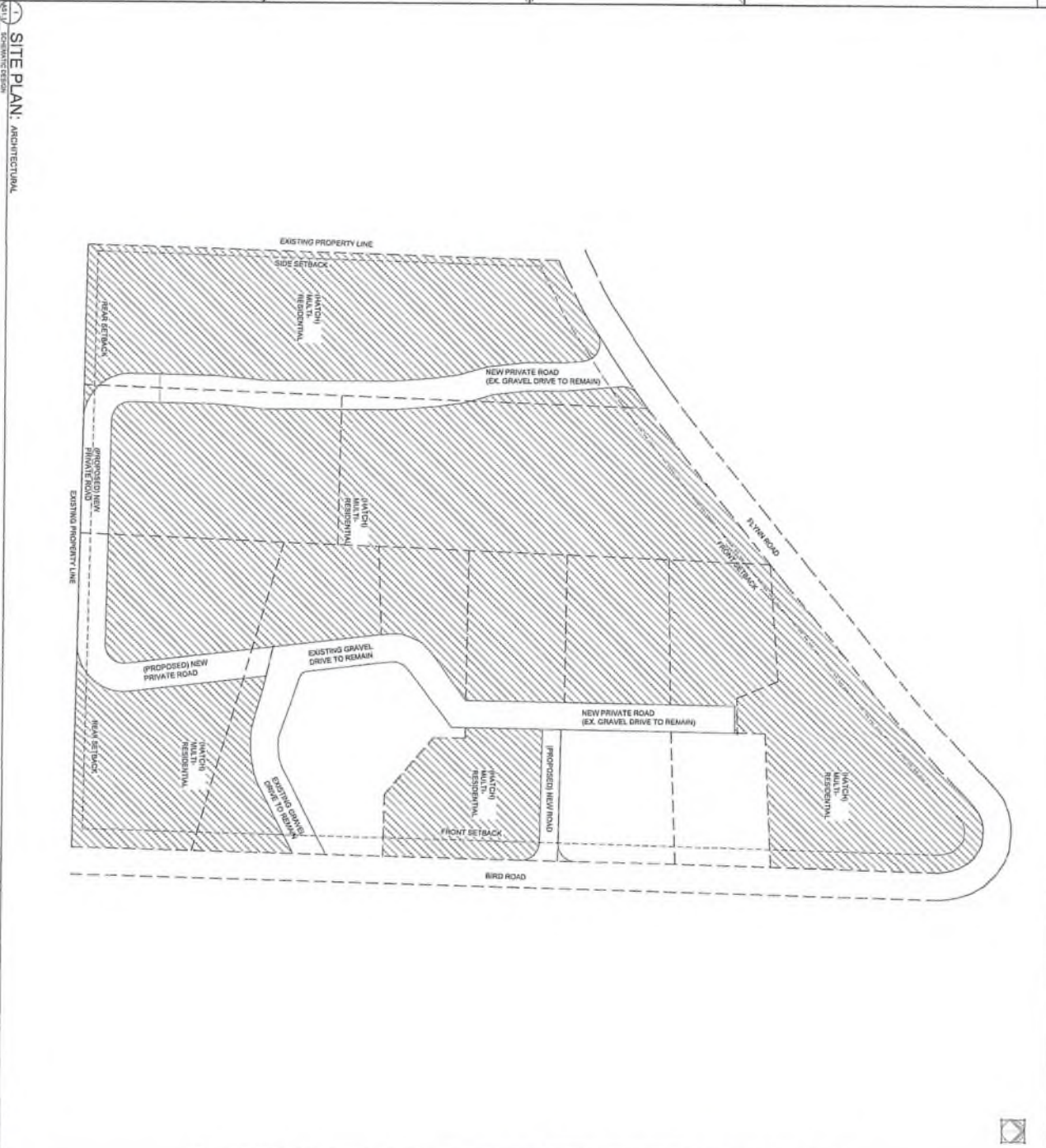
GENERAL GRADING NOTES

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CORNER POINTS AND ELEVATIONS FOR ALL EXISTING AND PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES AND RESTORATION MEASURES. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LANDSCAPE AND PLANTINGS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FENCES AND BARRIERS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND PATHS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SIDEWALKS AND CURBS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STAIRS AND RAMPWAYS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SIGNAGE AND MARKINGS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LIGHTING AND ELECTRICAL SYSTEMS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TELEPHONE AND CABLE SYSTEMS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING WATER AND SEWER SYSTEMS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING GAS AND OIL SYSTEMS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AIR CONDITIONING AND HEATING SYSTEMS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING MECHANICAL AND ELECTRICAL SYSTEMS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STRUCTURAL AND FOUNDATION SYSTEMS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ROOFING AND CLADDING SYSTEMS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING INTERIORS AND FINISHES UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING MECHANICAL AND ELECTRICAL SYSTEMS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STRUCTURAL AND FOUNDATION SYSTEMS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING ROOFING AND CLADDING SYSTEMS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING INTERIORS AND FINISHES UNLESS OTHERWISE SPECIFIED.

~~Not Used~~

~~Not Used~~

~~Not Used~~



SITE PLAN: ARCHITECTURAL

Matthew 2:10 "For we are his workmanship, he has been created in Christ Jesus for good works that God prepared beforehand so we may do them."

	113 BULL RUN RD. BRANSON, MO. 65616 417.231.2266
	© 2015 DESIGN ONE 2015 DESIGN ONE 13415
MULTI-RESIDENTIAL SITE PLAN FOR MARK COOK 2115 BRD RD, BRANSON MO, 65616	SITE PLAN AS1.0 DATE 12.29.2015
CHANG BR CHANG BR	CHANG BR CHANG BR

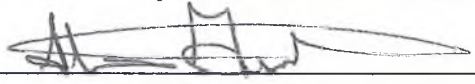
#15-29

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

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NAME OF PROJECT: Premier Landscapes

NAME OF APPLICANT: Shane Gunter
(Must be owner of record)

SIGNATURE:  **DATE:** 12/29/15
(Must be owner of record)

MAILING ADDRESS: P.O. Box 967 Branson MO 65615

TELEPHONE NUMBER: 417-294-2254

Representative Information

NAME OF REPRESENTATIVE: _____

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

CH- 1-19
PH- 2-8
FY- 2-16

Property Information

ACCESS TO PROPERTY (street # and name): 250 Adair Rd.
Branson MO, 65616

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

PARCEL #: 08-3.0-05-000-000-043.001
(This number is on the top left hand corner of your property tax statement)

SECTION: 5 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): _____

Lot # (if applicable) _____ BLOCK # _____

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

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual *. to be installed*
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well *. to be installed*
 Central: District # _____

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

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

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

Description of proposed project:

Ozark Mountain Ventures intends to construct a 6000 square foot metal building on the outlined 23.9 acres. The building will have a designated 5000 square foot area to run our partnering company, Premier Landscapes LLC. The remaining 1000 square foot will be used for retail and office space. The retail area will be used with the intention of starting a landscape supply company that is tentatively named, Premier Landscape Supply.

Premier Landscapes LLC is a company started by Shane Gunter in 2012. They provide landscape and landscape maintenance services to the Branson area. They specialize in new commercial and residential landscape installations, to include; irrigation systems, retaining walls, sod installation, ground grading, shrub/plant installation etc. Their maintenance department then focuses on the landscaping maintenance. This includes; Mowing grass, trimming shrubs, mulch application, fertilization programs, leaf removal as well as any other landscape maintenance necessities for our commercial and residential clients.

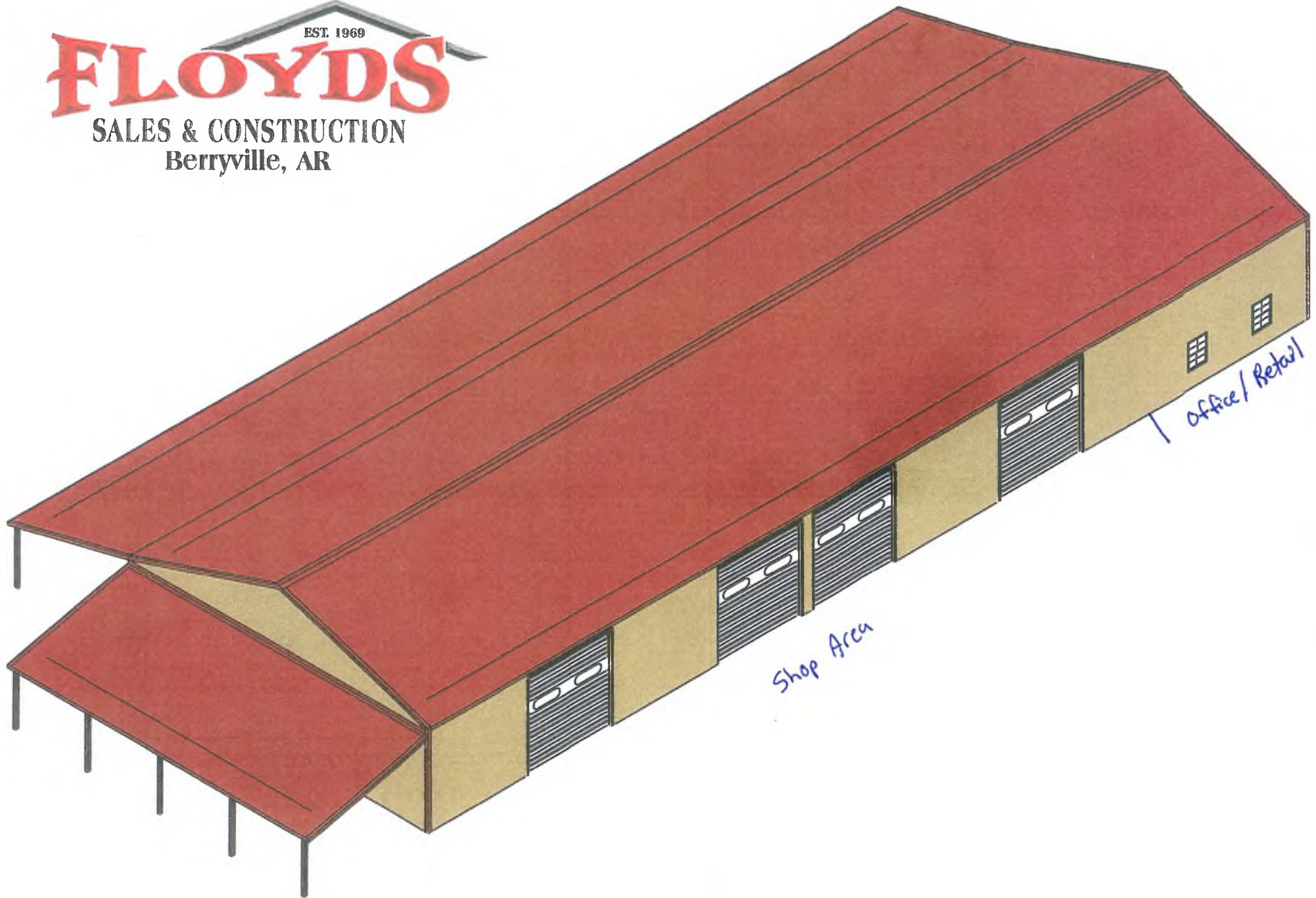
We intend to run Premier Landscapes LLC out of the 5000 square foot portion of the metal shop building. We will use the space to store all the company trucks, tractors, mowers, and equipment. The space will also be used to work on and maintain equipment as necessary.

Premier Landscape Supply will provide landscape materials of all kinds to the general public. We also intend to sell materials to our partnering company, Premier Landscapes LLC. In addition to this Premier Landscape Supply intends to eventually construct multiple greenhouses. We plan on using these greenhouses to grow bedding plants as well as storing plants for future use. These plants will then be sold to Premier Landscapes as well as the public in our retail store.

Premier Landscape Supply will provide and sell to the general public the following:

- Assorted Gravel
- Assorted Mulch
- Retaining wall blocks
- Pavers
- Firewood
- Straw
- Seed
- Landscape lighting
- Boulders
- Stacking rock
- Topsoil
- Planting pots
- Lawn ornaments

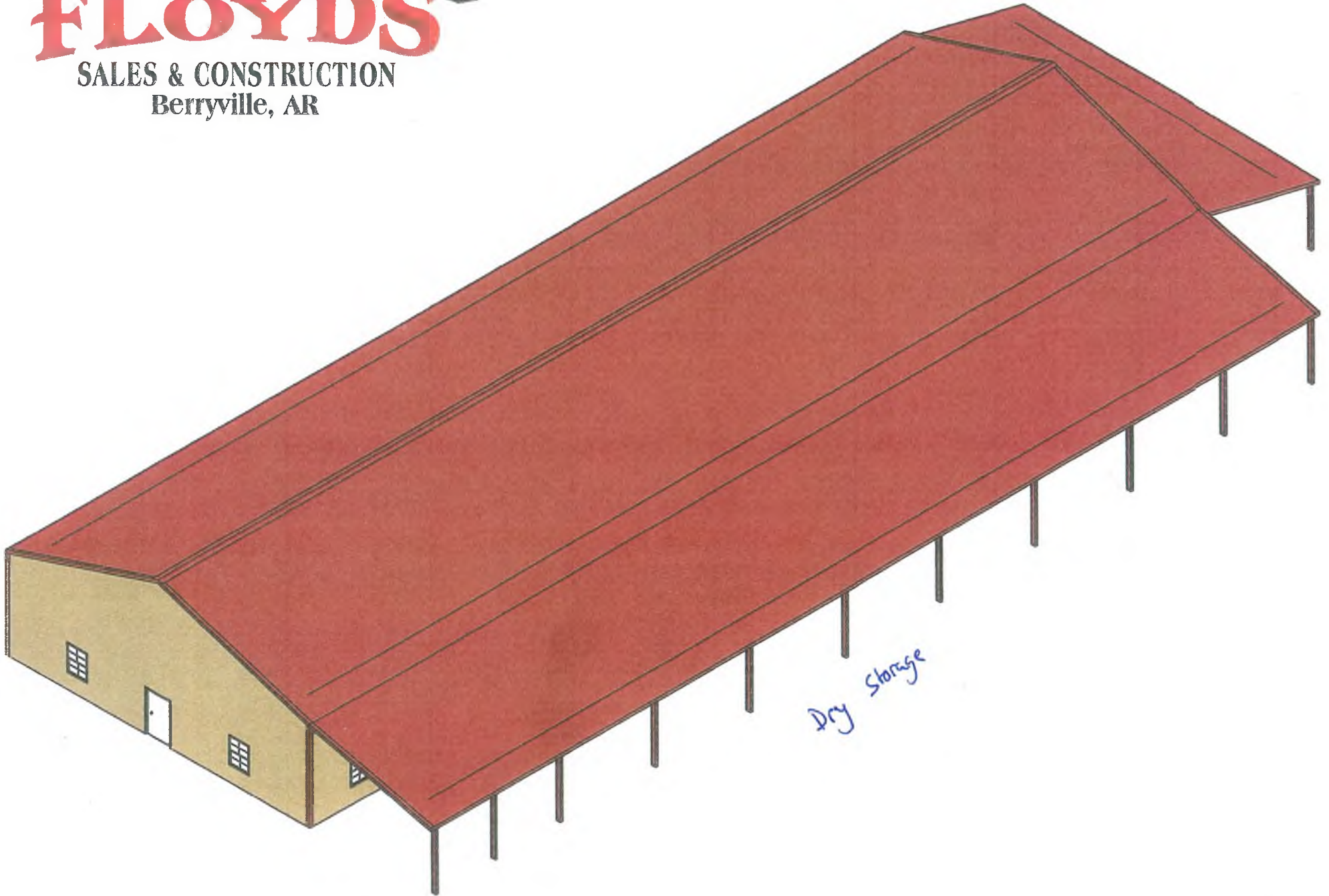
EST. 1969
FLOYDS
SALES & CONSTRUCTION
Berryville, AR



Shop Area

Office / Retail

EST. 1969
FLOYDS
SALES & CONSTRUCTION
Berryville, AR



16-1



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NAME OF PROJECT: 2581 Jones Road Rindgenale, MO

NAME OF APPLICANT: Estate of Pamela Hall, Michael McLane, Personal Representative

SIGNATURE: DocuSigned by: Michael McLane, Personal Representative **DATE:** 12/29/2015
819E49D3DBA940U
(Must be owner of record)

MAILING ADDRESS: 7815 S Oxford Ave, Tulsa, OK, 74136

TELEPHONE NUMBER: 918-481-1750

Representative Information

NAME OF REPRESENTATIVE: Sunsp + Realty
Dustin Hall / Barb Durham

MAILING ADDRESS (rep.): 301C West Pacific Branson MO
65616

TELEPHONE NUMBER (rep.): 417-336-3780 ← **Contact Person**
* #

Property Information

ACCESS TO PROPERTY (street # and name): 2581 Jones Road,
Ridgedale, MO 65739

Number of Acres (or sq. ft. of lot size): 10.1 acres

PARCEL #: 19-6-0-23-000-000-020.000
(This number is on the top left hand corner of your property tax statement)

SECTION: 23 TOWNSHIP: 21 RANGE: 22

NAME OF SUBDIVISION (if applicable): N/A

Lot # (if applicable) N/A BLOCK # N/A

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

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # _____

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

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

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

Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)

Applicant requests Special Use Permit be issued for 2581 Jones Road to be used as a vacation rental property. Application is being made to satisfy a contingency on an existing contract for sale so applicant requests that, if approved, permit transfer to buyer, William and Londa Nichols. Subject is located approx. 2.5 miles down Jones Road off Hwy 86. Home was built in 1998, has 5 bedrooms, 3.5 baths, 2 living areas and sits on 10.1 acres. Buyer plans to accommodate up to 14 people with a maximum of 4 cars allowed.



2581 Jones Rd



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#15-21

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NAME OF PROJECT: Luxury Vacation Rental

NAME OF APPLICANT: Winfred & Gail Bowman - 2-16-16
(Must be owner of record)

SIGNATURE: Winfred Bowman / Gail E. Bowman **DATE:** 12-31-15
(Must be owner of record)

MAILING ADDRESS: 7269 Meramar Dr. St. Louis, Mo. 63129

TELEPHONE NUMBER: Home 314-846-4631 cell 314-614-7021

Representative Information

NAME OF REPRESENTATIVE: Same as Applicant

MAILING ADDRESS (rep.): 7269 Meramar Dr. St. Louis, Mo. 63129

TELEPHONE NUMBER (rep.): (Home) 314-846-4631 (cell) 314-614-7021

Revised 01/01/2010

Property Information

ACCESS TO PROPERTY (street # and name): 514 Skyline Rd.,
Branson, Mo

Number of Acres (or sq. ft. of lot size): 0.97 - acre - M/L

PARCEL #: 18-2-0-10-004-001-028.000
(This number is on the top left hand corner of your property tax statement)

SECTION: 10 **TOWNSHIP:** 22 N **RANGE:** 22 W

NAME OF SUBDIVISION (if applicable): NA

Lot # (if applicable) NA **BLOCK #** NA

WITHIN 600' FROM THIS PROPERTY IS:

(Check all land uses that apply)

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

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant
- Individual
- Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well
- Private Well
- Central: District # Mo American Water

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

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

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

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We intend to offer a luxury Vacation Rental, catering to high-end clients and offering a World Class experience, i.e. exceptional vacation/getaway living quarters, expansive views of the lake, attracting travelers who want to experience the best that Branson has to offer. Things like.....outdoor viewing decks that overlook Table Rock Lake and Chateau on the Lake, disappearing-edge swimming pools, hot tubs, game rooms, gourmet kitchens, all while enjoying a stay in a 6500 sq feet (TLA) luxury property.

With nearby access to boating & fishing, and Everything Else Branson: Hwy 76 restaurants and shows, Silver Dollar City, Old Town Branson, The Landing and the Scenic Train Ride, Moonshine Beach, the Old English Village, the Annual Grape Stomp, the Keeter Center, College of the Ozarks, and Kimberling City attractions.

Our target market is the traveler who is looking for upscale accomodations in Branson and who want something more than the same ole motel room for a night or two. This will be perfect for mature adults, as there is main level entry. And especially for East and West Coast clients, who hear about Branson/SDC and decide to put it on their Bucket List.

PS. My wife and I honeymooned in Branson back in June of '79, and we have been coming back ever since. Now that we are retired, we like to spend more time in Branson.

Revised 12/19/03

Concept Proposal for a Division III Permit

for

514 Skyline Road, Branson, Missouri

We propose to offer a luxury Vacation Rental, catering to high-end clients and offering a World Class experience, i.e. exceptional vacation/getaway living quarters, expansive views of the lake, attracting travelers who want to experience the best that Branson has to offer. Things like.....outdoor viewing decks that overlook Table Rock Lake and Chateau on the Lake, disappearing-edge swimming pools, hot tubs, game rooms, gourmet kitchens, all while enjoying a stay in a 6500 sq feet (TLA) luxury property.

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PS. My wife and I honeymooned in Branson back in June of '79, and we have been coming back ever since. Now that we are retired, we like to spend more time in Branson.



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
website: www.taneycounty.org

16-2

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

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NAME OF PROJECT: Stonegate Glass Chapel

NAME OF APPLICANT: Douglas Thomas
(Must be owner of record)

SIGNATURE: [Signature] DATE: 1/22/16
(Must be owner of record)

MAILING ADDRESS: 5124 S FR 213 Roseville, MO 65742

TELEPHONE NUMBER: (417) 839-8508

Representative Information

NAME OF REPRESENTATIVE: _____

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

Property Information

ACCESS TO PROPERTY (street # and name): Hwy 176

Number of Acres (or sq. ft. of lot size): 18

PARCEL #: 05-3.0-05-000-000-014.007

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 5421 TOWNSHIP: 24 RANGE: 21

NAME OF SUBDIVISION (if applicable): _____

Lot # (if applicable) _____ BLOCK # _____

WITHIN 600' FROM THIS PROPERTY IS:

(Check all land uses that apply)

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # _____

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

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

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

Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)

We are building a 3200 sq ft Reception/Fellowship
Hall to take care of events already happening
on property.



200 ft ▲

STATE HWY 176

US HWY 65

US HWY 65



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
website: www.taneycounty.org

16-2

APPLICATION FOR CONCEPT DIVISION III TANEY COUNTY PLANNING COMMISSION

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NAME OF PROJECT: Tire Crew L.L.C. Automotive Repair

NAME OF APPLICANT: Donald Goodman and Janice Goodman (Must be owner of record)

SIGNATURE: Donald Goodman Janice Goodman DATE: 1-27-16 (Must be owner of record)

MAILING ADDRESS: 13797 US Hwy 160 Forsyth, MO 65653

TELEPHONE NUMBER: (417) 546-7433 or 546-7434

Representative Information

NAME OF REPRESENTATIVE:

MAILING ADDRESS (rep.):

TELEPHONE NUMBER (rep.):

Property Information

ACCESS TO PROPERTY (street # and name): U.S. Hwy 160

(SEE ATTACHMENT "A")

Number of Acres (or sq. ft. of lot size): 2.1 Acres

PARCEL #: 04-4.0-20-002-010-002.003
SEE ATTACHMENT "B"

(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: _____ TOWNSHIP: _____ RANGE: _____

NAME OF SUBDIVISION (if applicable): _____

Lot # (if applicable) _____ BLOCK # _____

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

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # _____

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

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

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Please see attachment "D". Proposed project is to relocate the current Tire Crew L.C. automotive to a new permanent site. This project will be 60' wide x 60' wide x 14' tall walls, constructed out of red iron structural members, metal 29 gauge siding. The concrete floor will be 6" thick. A standard sewer tank system will be installed, along with a private well system.



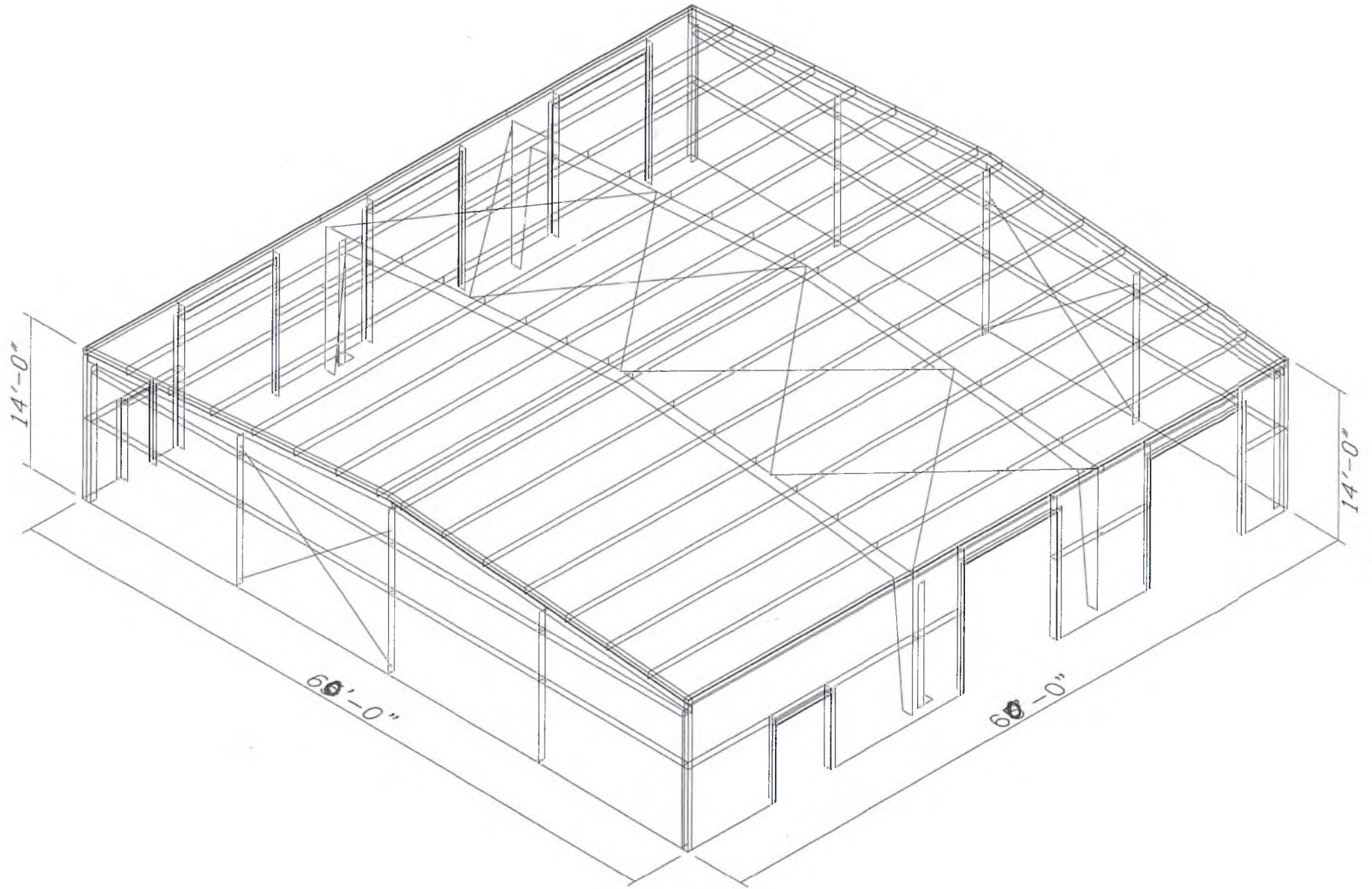
THIS PROPERTY OWNERSHIP MAP IS FOR TAX PURPOSES ONLY. IT IS NOT INTENDED OR CONVEYANCES. THE ACTUAL LOCATION OF LAND CORNERS SHOULD BE VERIFIED BY A LICENSED SURVEYOR.

TANEY COUNTY ASSESSORS OFFICE
 PO BOX 612
 FORSYTH, MO. 65653
 CHUCK PENNEL, ASSESSOR



1 inch = 263 feet

ATTACHMENT "D"





TANEY COUNTY PLANNING COMMISSION

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website: www.taneycounty.org

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APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$150.00, Special Use Applications: \$150.00.

NAME OF PROJECT: TREE TOWN

NAME OF APPLICANT: ALANNA HOVEY
(Must be owner of record)

SIGNATURE: (Alanna Hovey) DATE: 1/28/16
(Must be owner of record)

MAILING ADDRESS: 421 N. EMORY CREEK RD

TELEPHONE NUMBER: 612-516-6122

Representative Information

NAME OF REPRESENTATIVE: KELLY LUNDGRIN

MAILING ADDRESS (rep.): 425 N. EMORY CREEK RD

TELEPHONE NUMBER (rep.): 913-201-1803

9 MEMBER
1st JAN 28th
2nd FEB 16th
3rd MAR 14th
FINAL VOTE

Property Information

ACCESS TO PROPERTY (street # and name): _____

421 N. EMORY CREEK RD.

Number of Acres (or sq. ft. of lot size): 40 ACRES

PARCEL #: 05-9.0-32-000-000-005.000 & 006.000
(Parcel # MUST be on permit. Example: 00-0.0-00-000-000-000.000. This number is on top left hand corner of property tax statement. If you have not paid taxes on property, must have name of previous owner of property.)

SECTION: 32 TOWNSHIP: 24 RANGE: 21

NAME OF SUBDIVISION (if applicable): _____

Lot # (if applicable) _____ BLOCK # _____

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

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # _____

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

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

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

Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)

TREE TOWN, THE BED AND BREAKFAST TOWN
OF TREE-HOUSES FOR BRANSON'S VISITORS AND
RESIDENTS! EACH OVERNIGHT TREE-HOUSE WILL
BE UNIQUELY DESIGNED WITH FULL BATHROOMS
INCLUDED AND PLENTY OF SPACE TO STRETCH OUT.
DISCOVER THE BRIDGES AND PLATFORMS CONNECTED
AS SKYWAYS THROUGH THE TREES DOWN TO THE
CRYSTAL CLEAR WATER RUNNING THROUGH THE PROPERTY.
A MEMORABLE EXPERIENCE FOR ADULTS TO RELAX
OR BE ADVENTUROUS IN THE TREES! LEARN HOW
TO REMOVE THE HUMAN FOOTPRINT FROM THE
ENVIRONMENT AND BE SELF SUSTAINING USING
RENEWABLE ENERGY OR SIMPLY A PLACE TO REST
YOUR HEAD AFTER A DAY OF ACTIVITIES. WAKE UP
TO A FULL BREAKFAST MASTERED BY A CHEF.
A PLACE TO LET OUT THE INNER CHILD OR ENJOY NATURE.



Tree Town



DISCLAIMER
This document is a preliminary map and should not be used for legal purposes. It is intended for informational purposes only. The Department of Environment and Natural Resources is not responsible for any errors or omissions in this document. For more information, please contact the Department of Environment and Natural Resources.



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Google e

1996

Imagery Date: 3/14/2015 36°44'29.88" N 93°13'53.00" W elev: 832 ft eye alt:

16-7

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

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NAME OF PROJECT: NORTHWOODS HAVEN

NAME OF APPLICANT: GERALD + GAIL NORDSKOG FAMILY TRUST
(Must be owner of record) of 1999

SIGNATURE: Gerald C. + G. Nordskog **DATE:** 12-23-15
(Must be owner of record)

MAILING ADDRESS: 2716 SAILOR AVENUE, VENTURA, CA 93001

TELEPHONE NUMBER: 805-642-2070, 805-276-5129-cell

Representative Information

NAME OF REPRESENTATIVE: Eddie Wolfe

MAILING ADDRESS (rep.): 210 south 3rd st Branson, Mo. 65616

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

Property Information

ACCESS TO PROPERTY (street # and name): Canyon Creek Road &
Highway 248

Number of Acres (or sq. ft. of lot size): 66.50

PARCEL #: 06-7,0-35-000-000-009,000 06-7,0-36-000-000-045,001
(This number is on the top left hand corner of your property tax statement)

SECTION: 35+36 TOWNSHIP: 24 RANGE: 22

NAME OF SUBDIVISION (if applicable): _____

Lot # (if applicable) _____ BLOCK # _____

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

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # _____

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

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

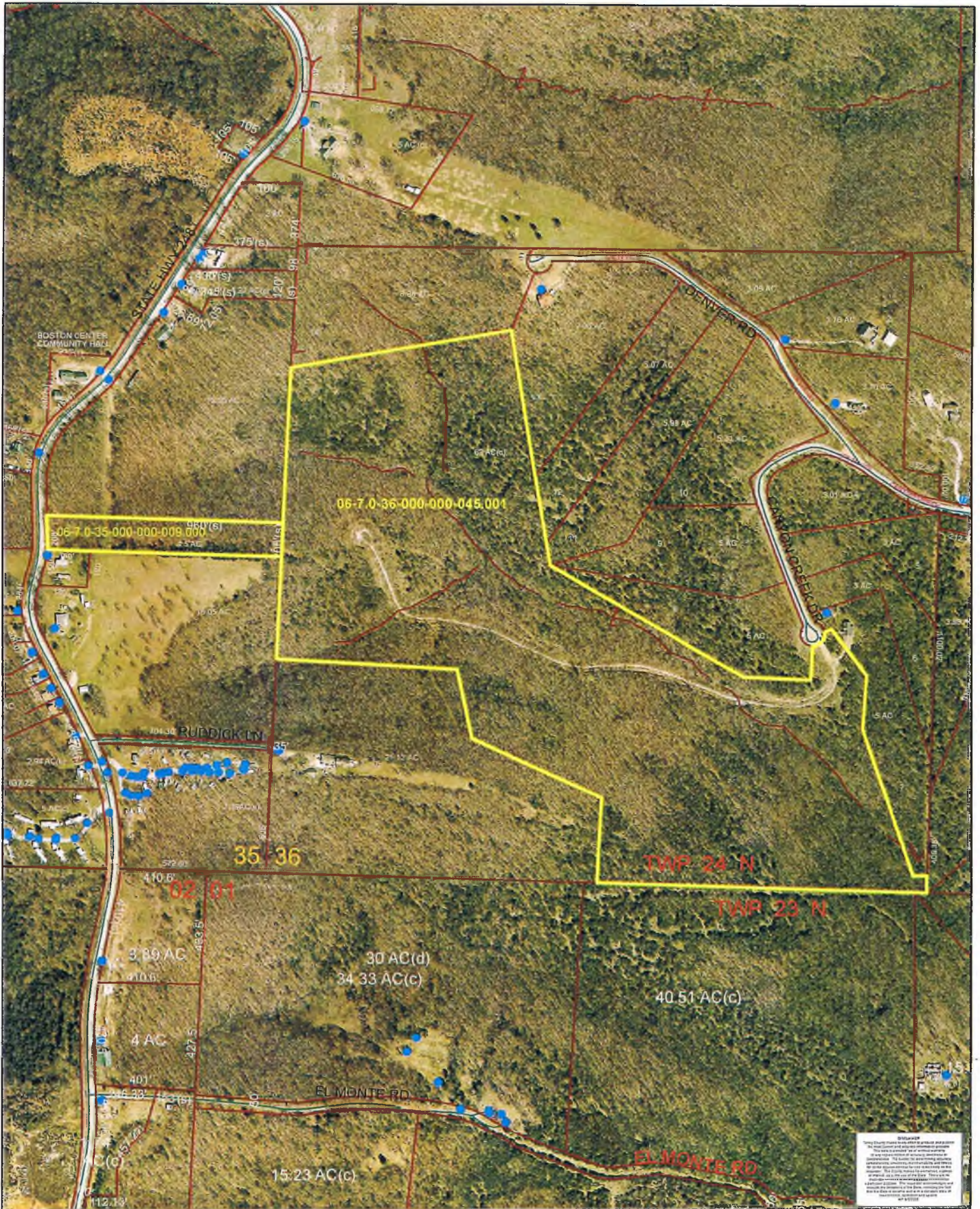
- Residential Multi-Family Commercial Industrial
 Special Use Other - Explain: _____

Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)

We are asking for the approval for a 15
lot subdivision. The roads are all graded
in on subdivision. The project was approved
by division 3 Hearing in 2007. Do to the
slow down in lot sales



Northwoods Haven



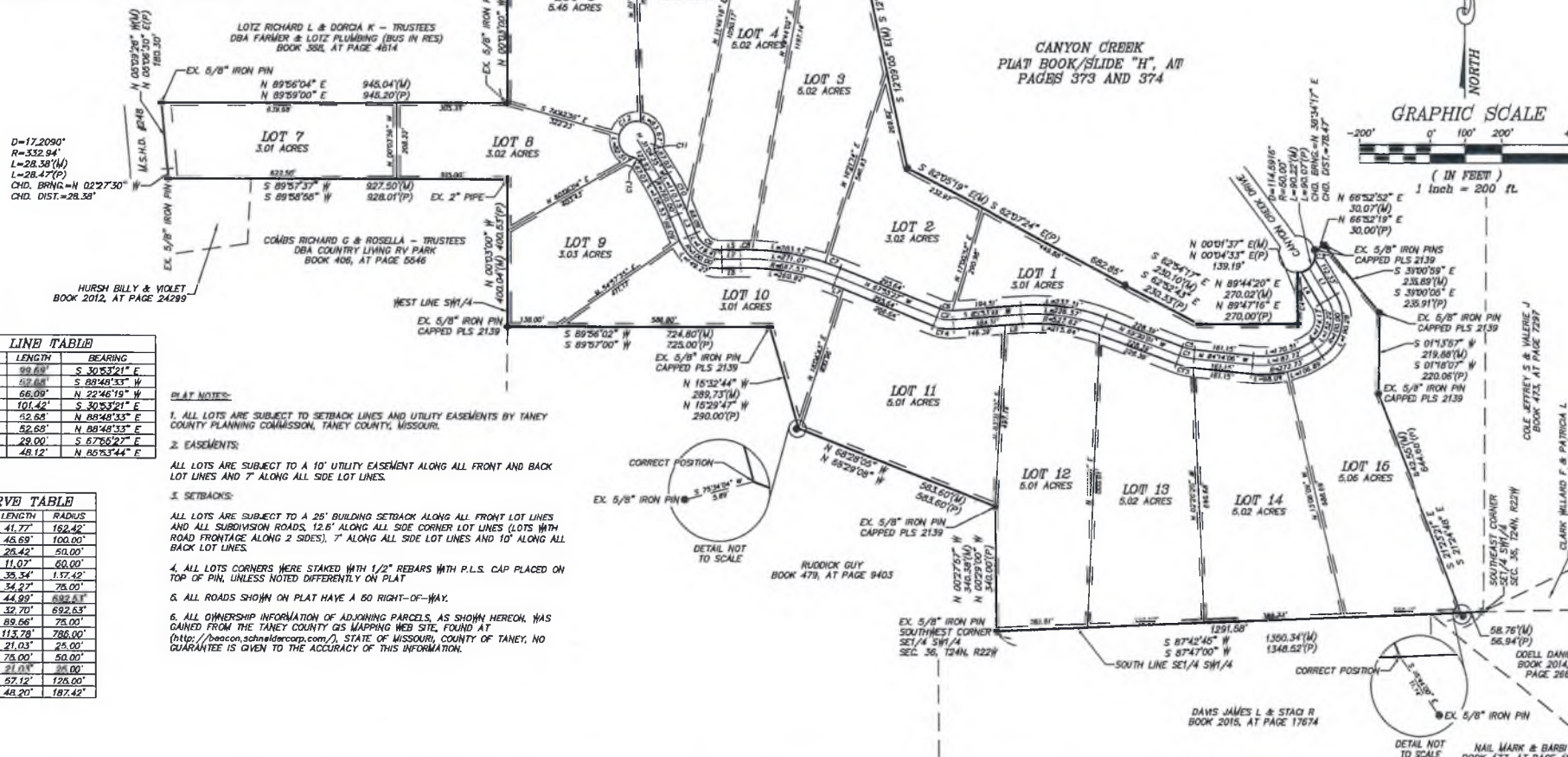
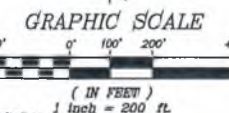
DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36 AND THE SOUTHEAST QUARTER OF SECTION 35, BOTH IN TOWNSHIP 24 NORTH, RANGE 22 WEST, FIFTH PRINCIPAL MERIDIAN, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE S 00°30'00" E, 500.00 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE TRUE POINT OF BEGINNING; THENCE N 77°27'55" E, 921.63 FEET TO AN EXISTING #6 REBAR; THENCE S 12°11'10" E, 977.75 FEET TO AN EXISTING #6 REBAR; THENCE S 62°02'43" E, 230.33 FEET TO AN EXISTING #6 REBAR; THENCE N 89°47'16" E, 270.00 FEET TO AN EXISTING #6 REBAR; THENCE N 00°44'33" E, 139.19 FEET TO AN EXISTING #6 REBAR ON A 100 FOOT DIAMETER CUL-DE-SAC; THENCE COUNTERCLOCKWISE 90.07 FEET ALONG SAID CUL-DE-SAC THROUGH A CENTRAL ANGLE OF 103°12'27" (CHORD = N 30°28'21" E, 78.37 FEET); THENCE N 66°52'19" E, 30.00 FEET TO AN EXISTING #6 REBAR; THENCE S 39°00'06" E, 236.91 FEET TO AN EXISTING #6 REBAR; THENCE S 01°48'07" W, 230.06 FEET TO AN EXISTING #6 REBAR; THENCE S 21°24'49" E, 644.68 FEET TO AN EXISTING #6 REBAR ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE S 89°47'00" W, 725 FEET TO AN EXISTING #6 REBAR ON THE WEST LINE OF SAID SECTION 36; THENCE N 00°29'00" W, 340.00 FEET TO AN EXISTING #6 REBAR; THENCE N 68°29'08" W, 683.60 FEET TO AN EXISTING #6 REBAR; THENCE N 15°29'47" W, 290.00 FEET TO AN EXISTING #6 REBAR; THENCE S 89°47'00" W, 725 FEET TO AN EXISTING #6 REBAR ON THE WEST LINE OF SAID SECTION 36; THENCE N 00°31'00" W, 400.63 FEET ALONG SAID WEST LINE TO AN EXISTING #6 REBAR; THENCE S 89°58'56" W, 928.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY #248; THENCE NORTHERLY 28.47 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 332.94 FEET THROUGH A CENTRAL ANGLE OF 45°4'00" (CHORD = N 02°39'30" W, 28.46 FEET); THENCE N 05°06'30" W, 180.30 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N 89°59'00" E, 945.20 FEET TO THE WEST LINE OF SAID SECTION 36; THENCE N 00°03'00" W, 678.75 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 67.68 ACRES, MORE OR LESS.

NORTHWEST CORNER SW 1/4 SEC. 36, T24N, R22W

YOUNGBLOOD BRADLEY & MICHELLE BOOK 2013, AT PAGE 21685

**NORTHWOODS HAVEN
"THE PRELIMINARY PLAT"**
LOCATED IN THE SE 1/4 OF SECTION 35
AND THE SW 1/4 OF SECTION 36
ALL IN T24N, R22W
OF THE 5th PRINCIPAL MERIDIAN
TANEY COUNTY, MISSOURI
OWNED AND DEVELOPED BY
DR. JAY H. GRIMSTEAD



D=17.2090'
R=332.94'
L=28.38'(M)
L=28.47'(P)
CHD. BRNG.=N 02°27'30"
CHD. DIST.=28.38'

HURSH BULLY & VOLET
BOOK 2012, AT PAGE 24289

LINE TABLE

LINE	LENGTH	BEARING
L1	50.68'	S 30°33'21" E
L2	42.68'	S 89°48'33" W
L3	66.09'	N 22°46'19" W
L4	101.42'	S 30°33'21" E
L5	42.68'	N 89°48'33" E
L6	52.68'	N 89°48'33" E
L7	28.00'	S 87°26'22" E
L8	48.12'	N 65°35'44" E

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	41.77'	162.42'
C2	48.69'	100.00'
C3	28.42'	50.00'
C4	11.02'	50.00'
C5	35.34'	137.42'
C6	34.22'	75.00'
C7	44.99'	692.63'
C8	32.70'	692.63'
C9	89.56'	75.00'
C10	115.20'	758.00'
C11	21.03'	25.00'
C12	75.00'	50.00'
C13	21.03'	25.00'
C14	57.12'	125.00'
C15	48.20'	187.42'

PLAT NOTES:

1. ALL LOTS ARE SUBJECT TO SETBACK LINES AND UTILITY EASEMENTS BY TANEY COUNTY PLANNING COMMISSION, TANEY COUNTY, MISSOURI.
2. EASEMENTS:
ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL FRONT AND BACK LOT LINES AND 7' ALONG ALL SIDE LOT LINES.
3. SETBACKS:
ALL LOTS ARE SUBJECT TO A 25' BUILDING SETBACK ALONG ALL FRONT LOT LINES AND ALL SUBDIVISION ROADS, 12.6' ALONG ALL SIDE CORNER LOT LINES (LOTS WITH ROAD FRONTAGE ALONG 2 SIDES), 7' ALONG ALL SIDE LOT LINES AND 10' ALONG ALL BACK LOT LINES.
4. ALL LOTS CORNERS WERE STAKED WITH 1/2" REBARS WITH P.L.S. CAP PLACED ON TOP OF PIN, UNLESS NOTED DIFFERENTLY ON PLAT.
5. ALL ROADS SHOWN ON PLAT HAVE A 60 RIGHT-OF-WAY.
6. ALL OWNERSHIP INFORMATION OF ADJOINING PARCELS, AS SHOWN HEREON, HAS BEEN OBTAINED FROM THE TANEY COUNTY GIS MAPPING WEB SITE, FOUND AT (http://bacon.schnelldorcorp.com/), STATE OF MISSOURI, COUNTY OF TANEY, NO GUARANTEE IS GIVEN TO THE ACCURACY OF THIS INFORMATION.

RECORDERS' PLAT

Surveyor's Certification

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

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

Surveyed for: **DR. JAY H. GRIMSTEAD**

EDDIE D. WOLFE P.L.S. 2190
PATRICK W. BROWN P.L.S. 2013020061
JACK E. HOUSEMAN P.L.S. 2005019222

SECTIONAL MAP
SEC. 36, T24N, R22W

STANDARD LEGEND

- SET 1/2" IRON PIN
- EX. 1/2" IRON PIN
- EXISTING STONE
- C.O.E. MONUMENT
- ▲ R/W MARKER
- ▽ ALUM. MONUMENT

TANEY COUNTY, MO
BASIS OF BEARINGS: WEST LINE SW 1/4
SCALE: 1" = 200'
BRNG. = S 02°03'00" E

WOLFE SURVEYING, INC.
EDDIE D. WOLFE P.L.S. 2190 (PRESIDENT)
PATRICK W. BROWN P.L.S. 2013020061 (VICE PRESIDENT)
JACK E. HOUSEMAN P.L.S. 2005019222 (SECRETARY)
210 South Third Street, Branson, MO 65616
Phone: 417-334-8820 Fax: 417-334-8151

SHEET: 1 OF 1
WOLFE SURVEYING, INC. COA #2009006805
H.C.O. #1346
DWG #1346 PRE SUB
DRAWN BY: [Signature]
DATE: 1/28/2016