



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: [www.taneycounty.org](http://www.taneycounty.org)

### AGENDA

**TANEY COUNTY PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, JANUARY 17, 2017, 6:00 P.M.  
COUNTY COMMISSION HEARING ROOM  
TANEY COUNTY COURHOUSE**

Call to Order:

*Establishment of Quorum  
Explanation of Meeting Procedures  
Presentation of Exhibits*

Review and Action:

*Minutes; December 2016*

Final Votes:

*Postponed*

Concepts:

*Branson Creek Villas, 165 N. Tuscany Dr.  
Branson Creek Villas, 167 N. Tuscany Dr.  
George Nightly Rental  
Branson Creek Fieldstone Villa  
Viveiros Duplex  
Sunset Nightly Rentals Branson Creek  
Michael Mays  
Valley View I, LLC/360 Black Rock Dr.  
Patricia A. Bates Living Trust  
Steven & Shari Khoury  
Contemporary Housing, LLC  
Valley View I, LLC/112 N. Tuscany Dr.  
Russell Barbour  
Robert & Leslie Dickson  
Terry Pope & Janyce Wutzke  
Ted & Laurinda Cox  
Valley View I, LLC/138 Stoney Pointe Dr.  
Stinkweed, LLC  
Brad Lacore, Nightly Rental  
177 N. Tuscany, Nightly Rental*

Old and New Business:

*Possible Vote Proposed Nightly Rental Code Amendments*

Adjournment.



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**MINUTES**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**MONDAY, DECEMBER 12, 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 seven members present. They were: Steve Adams, Dave Stewart, Rick Caudill, Doug Faubion, George Cramer, Randy Fogle, Brad Lawrence. Staff present; Bob Atchley and Bonita Kisse-Souttee.

Mr. Atchley read a statement outlining the public hearing procedures, and presented the Exhibits.

### Public Hearings:

Snowden Heating & Air Warehouse and Sheet Metal Shop; a request by Larry & Pamela Snowden to construct a 32 x 60 metal building that will serve as a warehouse and sheet metal shop for the applicants existing hearing and air conditioning business. The property is located at 8296 State Hwy. 248. Mr. Atchley read the staff report and presented pictures and a video of the site. Mrs. Snowden was present to address any questions from the Planning Commission. Mr. Caudill asked if the circle drive would accommodate a turn-around from the big trucks. Mr. Cramer asked if there would be employee's onsite all day. Mrs. Snowden stated that there wouldn't be any eighteen wheelers but that the driveway would accommodate the larger delivery trucks. There will not be any employee's onsite every day. No one from the neighborhood signed up to speak. After discussion the public hearing was closed. This project will proceed to final vote next week.

My Wildwood Cottage; Withdrawn

MO-15 Powersite Telecommunications Tower; a request by Jeff Wood to allow a cell tower to be placed on property located at Curtis Drive. The tower is to be a 190' self-support tower within a 60 x 55 fenced compound which is proposed to be located within a 105 x 110 leased area. Mr. Atchley read the staff report and presented pictures and a video of the site. Mr. Wood was present and James Cardinal representative of the company was present to address any questions from the Commission. Mr. Caudill asked if the tower would be constructed for a 0 fall zone. Mr. Cardinal stated that it would. Mr. Stewart discussed types of towers. No one from the public signed up to

speak. The public hearing was closed and this project will proceed to final vote next week.

Old and New Business:

Discussion of proposed upcoming amendments to the Code; Mr. Atchley stated that he would like to discuss the nightly rental amendment to the Code in January. Mr. Fogle asked if there could be consideration for applicants who want approval for nightly rental just to sell. Mr. Cramer suggested that the buyer could apply. Mr. Faubion stated that is the way it is being done at this point. Mr. Caudill pointed out this subject will be difficult to enforce and that maybe a permit fee should be charged and should be renewable.

Adjournment:

With no other business on the agenda for December 12, 2016 the meeting adjourned at 6:39 p.m.



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### **MINUTES TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, DECEMBER 19, 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 eight members present. They were: Steve Adams, George Cramer, Doug Faubion, Howard Kitchen, Rick Caudill, Randy Fogle, Randy Haes, Brad Lawrence. Staff present; Bob Atchley and Bonita Kisse-Souttee.

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

#### Review and Action:

Minutes, November 2016; with no additions or corrections a motion was made by Rick Caudill to approve the minutes as written. Seconded by George Cramer. The motion to approve the minutes was unanimous.

#### Final Votes:

Snowden Heating and Air, LLC: a request by Larry and Pamela Snowden for the construction of a warehouse building to expand their business located at 8296 St. Hwy. 248. Mr. Atchley read the proposed decision of record. With no discussion a motion was made by Mr. Caudill to approve based upon the decision of record. Seconded by Mr. Lawrence. The vote to approve was unanimous.

My Wildwood Cottage: Withdrawn.

MO-15 Powersite Tower: a request by Jeff Wood to place a cell tower on property located at 300 Curtis Drive. Mr. Atchley read the proposed decision of record. With no discussion a motion was made by Mr. Faubion to approve based upon the decision of record. Seconded by Mr. Lawrence. The vote to approve was unanimous.

#### Concepts:

Branson Zipline: a request by Combs Family Ventures, LLC for the construction of an alpine coaster to be located at 2339 US Hwy. 65. Mr. Atchley presented a location map of the site and clarified the request. Mr. Combs was present to address questions from the Commission. Mr. Caudill asked if there had been any problems with traffic and how much he expected the traffic to increase. Mr. Combs stated that there had been no

problems but that he expected the traffic to double. Discussion followed regarding only one ingress and egress to the property. Mr. Cramer asked if they were open after dark and Mr. Combs stated that they weren't open at this time after dark and it would not be feasible to do so. Mr. Adams stated that if hours change a new request would have to be applied for. Mr. Cramer stated that if they do open after dark he would like to see them come back with lighting plans for the access. Mr. Haes asked for a report from MoDot regarding the additional traffic at the access. With no other discussion this request will proceed to public hearing next month.

Friendly Hills Short Term Rental: a request by Marc and Liz Kirby to operate a nightly rental business from property located at 189 Friendly Hills Dr. Mr. Atchley presented a location map and clarified the request. Mr. Kirby was present to address questions from the Commission. Mr. Adams asked how many months of the year he planned to rent. Mr. Kirby stated about 9 months. This will be strictly nightly rental, no single family. Mr. Faubion asked if there were any other nightly rentals in the subdivision, and Mr. Kirby stated that there wasn't. Mr. Kitchen asked if there were any restrictions against this use and Mr. Kirby stated that the Homeowners Assoc. is discussing it. Other discussion followed regarding access, and how many bedrooms and baths. With no other discussion this project will proceed to public hearing next month.

Phillips Nightly Rental: a request by Donald E. Phillips Jr. to operate a nightly rental business located at 115 Greystone Dr. Mr. Atchley presented a location map and clarified the request. Tracy Lightfoot representing the applicant addressed questions from the Commission. Discussion followed regarding location of entrances, special use permits, and legal opinion. Mr. Atchley clarified that a second legal opinion had been obtained. Mr. Caudill discussed permitting a property for this use to someone who doesn't own the property. Mr. Cramer asked if there had been any complaints on this property since it had been used as nightly rental. A complaint had been received regarding the entire properties being used as nightly rental. Mr. Kitchen stated that he lives over there, and that he could speak to why there were complaints regarding the nightly rentals using their amenities. Mr. Faubion asked if when the properties came on the market if they were advertised as nightly rentals. Ms. Lightfoot stated that after researching the Planning Commission approval she discovered the letter from Mr. Atchley stating that this property could be used as such, and that most of those properties were being used as nightly rental to this day. She advises potential buyers of the nightly rentals that the amenities are not for their use. With no other discussion this project will proceed to public hearing next month.

Branson Family Memories, LLC: a request by George and Lizabeth Thomas to operate a nightly rental business on property located at 191 Greystone Dr. Mr. Atchley presented a location map and clarified the request. Ms. Hammond representing the applicant addressed questions from the Commission. Discussion followed regarding

parking. With no other discussion this request will proceed to public hearing next month.

Viveiros Nightly Rental: a request by Aaron Viveiros to operate a nightly rental business on property located at Edwards Drive. Mr. Atchley presented a location map and clarified the request. The applicant was not present. A motion was made by Mr. Cramer to table until the applicant is present. Seconded by Mr. Lawrence. The vote to table was unanimous.

Old and New Business:

Discussion followed regarding hearing cases in February. The Commission asked to have the proposed amendments or Code emailed to them before the February meeting.

Adjournment:

With no other business on the agenda for December 19, 2016 the meeting adjourned at 6:44 p.m.





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# 16-31

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

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NAME OF PROJECT: Branson Creek Villas

NAME OF APPLICANT: Hill Property Investments, LLC.  
(Must be owner of record)

SIGNATURE: [Signature] DATE: 11/16/16  
(Must be owner of record)

MAILING ADDRESS: 117 Walnut St. Newport, AR 72112

TELEPHONE: (870) 217-1800 EMAIL: hillpropinv@yahoo.com

Representative Information

NAME OF REPRESENTATIVE: Richard T. Carraway

MAILING ADDRESS (rep.): 117 Walnut St Newport, AR 72112

TELEPHONE NUMBER (rep.): (870) 217-1800

165 N Tuscany Dr  
Hollister MO 65672

### Property Information -165

ACCESS TO PROPERTY (street # and name): N Tuscany Dr

Number of Acres (or sq. ft. of lot size): 1,645 sq ft

PARCEL #: 17-80-28-000-000-001.109  
(This number is on the top left hand corner of your property tax statement)

SECTION: 28 TOWNSHIP: 22 RANGE: 21

NAME OF SUBDIVISION (if applicable): Villas of Fieldstone

Lot # (if applicable) Unit A BLOCK # Villa 3

#### 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

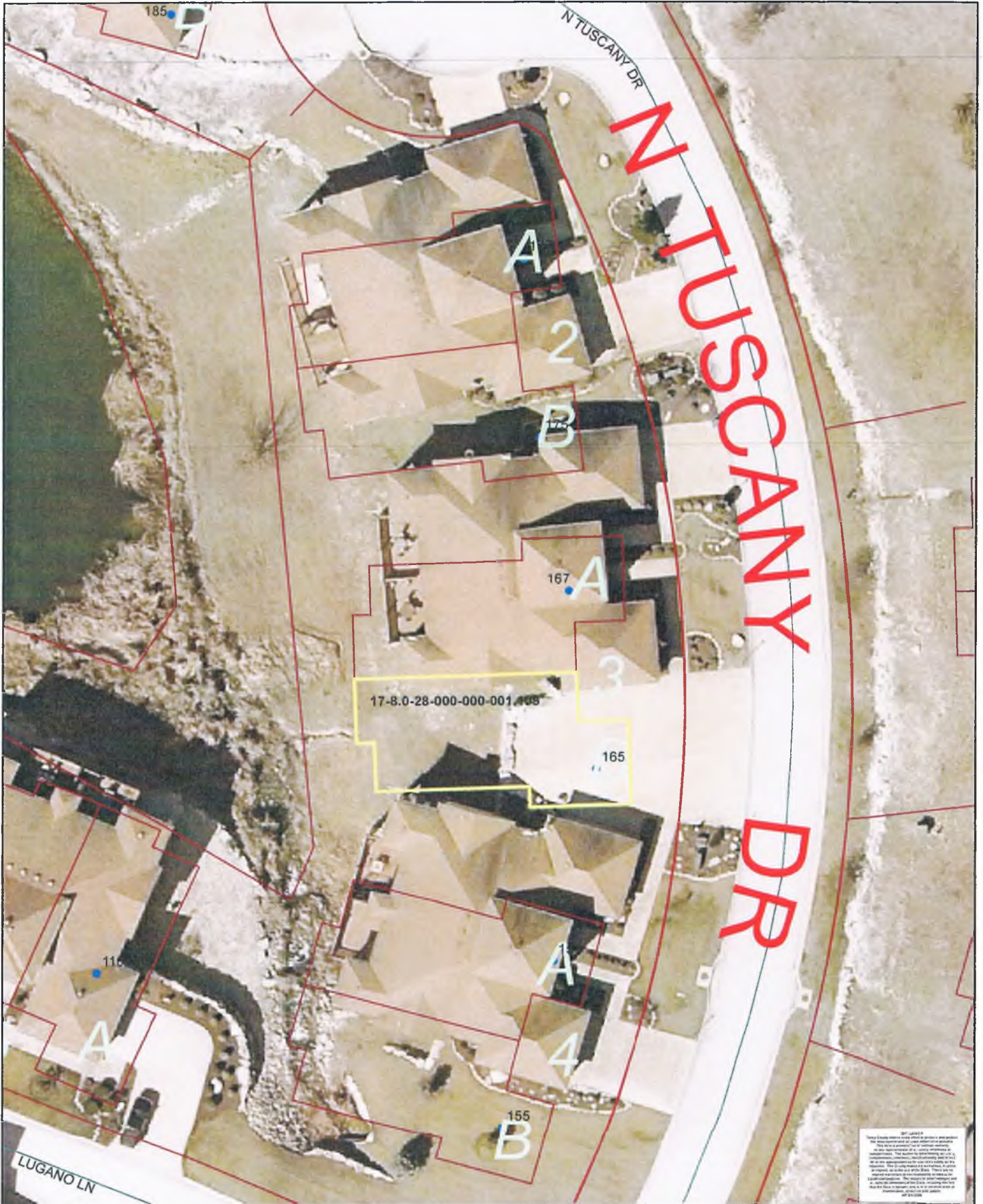
#### THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

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





# 165 N Tuscany Dr Nightly Rental











**Overview**



**Legend**

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

<b>Parcel ID</b>	17-8.0-28-000-000-001.109	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	HILL PROPERTY INVESTMENTS LLC
<b>Sec/Twp/Rng</b>	28-22-21	<b>Class</b>	n/a		117 WALNUT ST
<b>Property Address</b>	165 N TUSCANY DR	<b>Acreage</b>	n/a		NEWPORT AR 72112-
<b>District</b>	5CWX				
<b>Brief Tax Description</b>	VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, (Note: Not to be used on legal documents)				

Date created: 1/4/2017  
 Last Data Uploaded: 5/20/2013 10:17:09 PM

 Developed by  
 The Schneider Corporation

#16-32



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NAME OF PROJECT: Branson Creek Villas

NAME OF APPLICANT: Hill Property Investments, LLC.  
(Must be owner of record)

SIGNATURE: *Richard T. Carraway* DATE: 11/16/16  
(Must be owner of record)

MAILING ADDRESS: 117 Walnut St Newport, AR 72112

TELEPHONE: (870) 217-1800 EMAIL: hillpropinv@yahoo.com

Representative Information

NAME OF REPRESENTATIVE: Richard T. Carraway

MAILING ADDRESS (rep.): 117 Walnut St Newport, AR 72112

TELEPHONE NUMBER (rep.): (870) 217-1800

167 N Tuscany Dr  
Hollister Mo 65672

**Property Information - 167**

**ACCESS TO PROPERTY (street # and name):** N Tuscany Dr.

**Number of Acres (or sq. ft. of lot size):** 1,504 sq ft

**PARCEL #:** 17-8.0-28-000-000-001.110  
(This number is on the top left hand corner of your property tax statement)

**SECTION:** 28 **TOWNSHIP:** 22 **RANGE:** 21

**NAME OF SUBDIVISION (if applicable):** Villas of Fieldstone

**Lot # (if applicable)** Unit B **BLOCK #** Villa 3

**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: \_\_\_\_\_









**Overview**



**Legend**

- Parcels
- Roads
- Lakes
- Corporate Limits

<b>Parcel ID</b>	17-8.0-28-000-000-001.110	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	HILL PROPERTY INVESTMENTS LLC
<b>Sec/Twp/Rng</b>	28-22-21	<b>Class</b>	n/a		117 WALNUT ST
<b>Property Address</b>	167 N TUSCANY DR	<b>Acreage</b>	n/a		NEWPORT AR 72112-
<b>District</b>	5CWX				
<b>Brief Tax Description</b>	VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT,				
	<i>(Note: Not to be used on legal documents)</i>				

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#16-34

**APPLICATION FOR CONCEPT  
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NAME OF PROJECT: George Nightly Rental

NAME OF APPLICANT: Jonathan S. George  
 (Must be owner of record)

SIGNATURE: Jonathan S. George DATE: 11/16/2016  
 (Must be owner of record)

MAILING ADDRESS: P.O. Box 92886, Lafayette, La 70509

TELEPHONE: 337-349-6923 EMAIL: js4299@aol.com

Representative Information

NAME OF REPRESENTATIVE: Jonathan S. George

MAILING ADDRESS (rep.): P.O. Box 92886, Lafayette, La  
70509

TELEPHONE NUMBER (rep.): 337-349-6923

## Property Information

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

133 W. Tuscany Dr. Hollister, MO 65672

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

PARCEL #: 17-80-28-000-000-001.125

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

SECTION: 28 TOWNSHIP: 22 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.)

I own a home at 133 N. Tuscan Dr.  
that I bought from Branson Creek  
~~upon~~. Our Villa was marketed to us  
with the approval of nightly rentals  
being allowed. The covenants provided  
to us show nightly rentals are allowed.  
We have documentation stating that a  
Division III permit was granted to Fieldsten  
Villas. We started renting out our Villa  
in Feb 2009. I am asking to be  
grandfathered in ~~since~~ since we were  
renting before the regulation in Nov 30,  
was accepted. If we are not grandfathered  
in we are requesting a special use  
permit to do nightly rentals at  
133 N. Tuscan Dr. Halbur, WA













**Overview**



**Legend**

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

<b>Parcel ID</b>	17-8.0-28-000-000-001.125	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	GEORGE JONATHAN S & CARMON D
<b>Sec/Twp/Rng</b>	28-22-21	<b>Class</b>	n/a		105 RUE ANGEЛИQUE
<b>Property Address</b>	133 NTUSCANY DR	<b>Acreage</b>	n/a		CARENCRO LA 70520-5656
<b>District</b>	5CWX				
<b>Brief Tax Description</b>	VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT,				
	<i>(Note: Not to be used on legal documents)</i>				

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NAME OF PROJECT: Branson Creek Fieldstone Villas

NAME OF APPLICANT: John B. Boyer  
*Nightly Rentals*  
(Must be owner of record)

SIGNATURE: [Signature] DATE: 11-16-16  
(Must be owner of record)

MAILING ADDRESS: 450 NE Point Dr  
Lee's Summit, mo 64064

TELEPHONE: 816-589-7102 EMAIL: bearcattboyers@aol.com

Representative Information

NAME OF REPRESENTATIVE: Shirley Jones Same

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

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











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#16-37

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**NAME OF PROJECT:** DUPLEX APPLICATION

**NAME OF APPLICANT:** AARON VIVEIROS  
(Must be owner of record)

**SIGNATURE:** [Signature] **DATE:** 11/22/16  
(Must be owner of record)

**MAILING ADDRESS:** 479 COLLIER DR

**TELEPHONE:** 417/336-8120 **EMAIL:** A-BVIVEIROS@HOTMAIL.COM

**Representative Information**

**NAME OF REPRESENTATIVE:** AARON VIVEIROS

**MAILING ADDRESS (rep.):** SAME AS ABOVE

**TELEPHONE NUMBER (rep.):** 417-336-8120



## Property Information

ACCESS TO PROPERTY (street # and name): EDWARDS

Number of Acres (or sq. ft. of lot size): 125x95

PARCEL #: 18-6.0-13-001-001-038.000

(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: 13 TOWNSHIP: 22 RANGE: 22

NAME OF SUBDIVISION (if applicable): RIVER LAKE - 2ND ADDITION

Lot # (if applicable) 12 BLOCK # 2

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

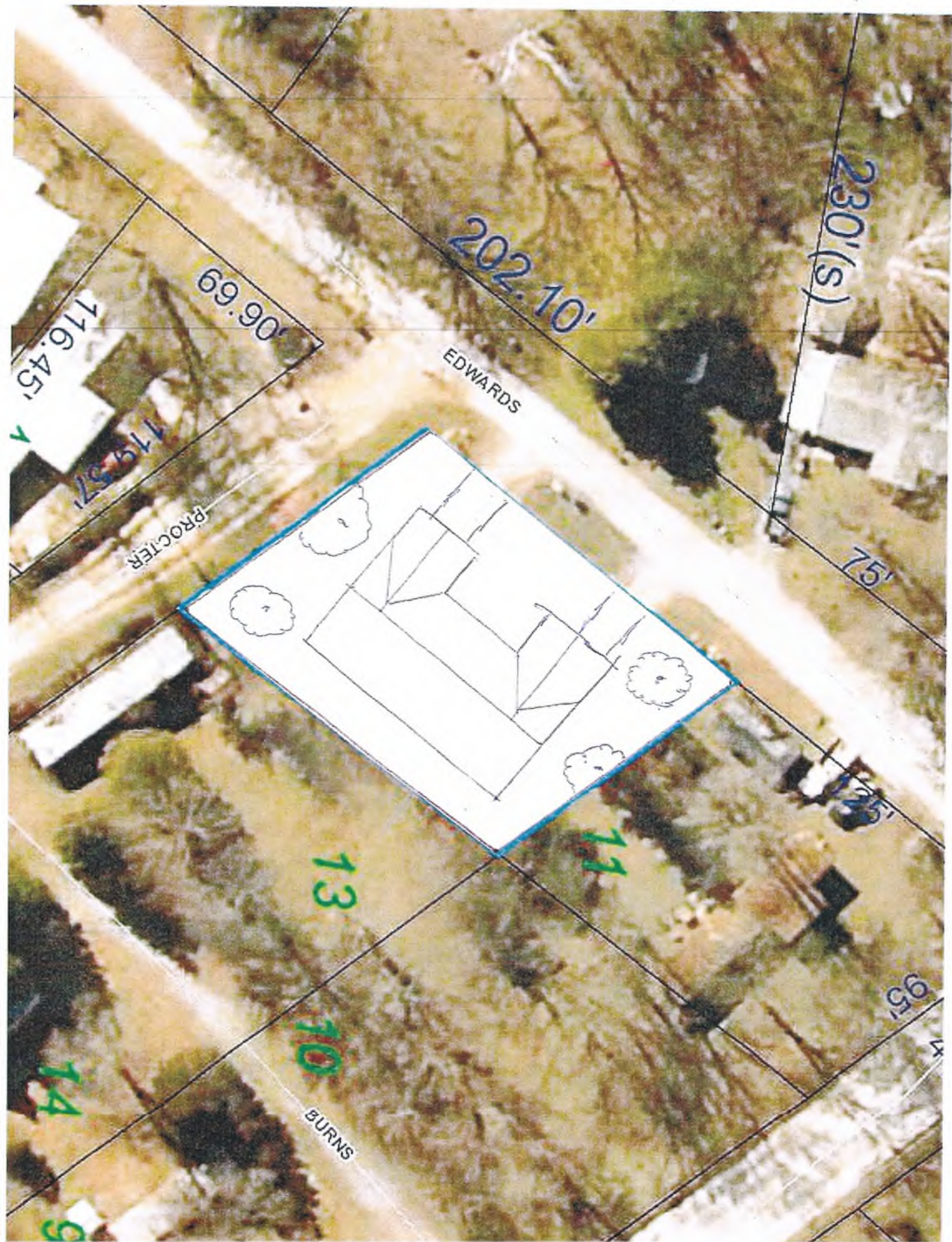
**Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: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

THE PROPERTY @ 143, 139, AND 145  
EDWARDS IS A LOT WITH 3 MOBILE  
HOMES ON IT. YOUR REGULATIONS CALL  
3 OR MORE A MOBILE HOME PARK. I  
PROPOSE TO GET RID OF THE 3 MOBILE  
HOMES AND PUT UP A DUPLEX ON THE  
SAME LOT. ~~THIS~~ THIS WOULD REDUCE THE  
DENSITY OF THE PROPERTY AND UPGRADE  
THE NEIGHBORHOOD AT THE SAME TIME.  
THE MOBILE HOMES HAVE BEEN THERE SINCE  
1992 APPROXIMATELY. THERE WOULD NOT  
NEED TO BE ANY IMPROVEMENTS TO THE SEWER  
SINCE IT ALREADY SERVICES 3 HOMES









202.10'

230'(s)

EDWARDS

75'

69.90'

116.45'

119.57'

PROCTER

13

11

10

BURNS

14

95'

9



RECEIVED  
12-28-16 MS



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#16-38

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**NAME OF PROJECT:** Sunset Nightly Rentals Branson Creek

Michael Mays

**NAME OF APPLICANT:** \_\_\_\_\_

**SIGNATURE:** Michael Mays **DATE:** 12/21/2016  
DocuSigned by: (Must be owner of record)  
X7AAB13EB6EACZ (Must be owner of record)

**MAILING ADDRESS:** 807 NE LACOSTA  
LEES SUMMIT, MO 64064

**TELEPHONE:** 913-915-6347 **EMAIL:** mayslovesgolf@gmail.com

**Representative Information**

**NAME OF REPRESENTATIVE:** Sunset Realty Services, Inc  
Dustin Hall and/or Barb Durham

**MAILING ADDRESS (rep.):** 301 C W Pacific Branson, MO 65616

**TELEPHONE NUMBER (rep.):** 417-336-3780 / sales@  
sunsetrealtyservices.com



## Property Information

ACCESS TO PROPERTY (street # and name): 130 Lugano Lane

Hollister, Mo 65672

Number of Acres (or sq. ft. of lot size): N/A

PARCEL #: 17-8.0-28-000-000-001130

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

SECTION: 28 TOWNSHIP: 22 RANGE: 21

NAME OF SUBDIVISION (if applicable): Branson Creek

Lot # (if applicable) 7A 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: Div. III vac. Rental

## Description of Project for 130 Lugano Lane

Subject is a 3 bedroom, 2.5 bath duplex located in the Villas at Fieldstone section of Branson Creek Development. This property is currently on a vacation rental program managed by Sunset Nightly Rentals in Branson. We are applying for the Division III permit as directed in the letter dated December 16th, 2016 from Taney County Planning and Zoning.

### Legal Description:

VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT,



**Overview**




**Legend**

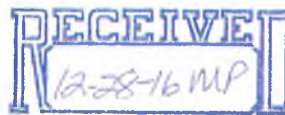
-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

<b>Parcel ID</b>	17-8.0-28-000-000-001.130	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	MAYS MICHAEL
<b>Sec/Twp/Rng</b>	28-22-21	<b>Class</b>	n/a		807 NE LACOSTA
<b>Property Address</b>	130 LUGANO LN	<b>Acreage</b>	n/a		LEES SUMMIT MO 64064-
<b>District</b>	5CWX				
<b>Brief Tax Description</b>	VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT,				
	<i>(Note: Not to be used on legal documents)</i>				

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TANEY COUNTY PLANNING COMMISSION

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#16-39

**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: Sunset Nightly Rentals Branson Creek

Valley View I, LLC

NAME OF APPLICANT: \_\_\_\_\_

(Must be owner of record)

SIGNATURE: \_\_\_\_\_

DocuSigned by:  
Mike Mitchell  
FBB5B468E705471

DATE: 12/19/2016

(Must be owner of record)

398 N Powderhorn Dr Fayetteville, AR 72704

MAILING ADDRESS: \_\_\_\_\_

479-957-7707

mikemitchell17736@aol.com

TELEPHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**Representative Information**

NAME OF REPRESENTATIVE: Sunset Realty Services, Inc  
Dustin Hall and/or Barb Durham

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

TELEPHONE NUMBER (rep.): 417-336-3780 / salesteam@  
sunsetrealty.com

## Property Information

ACCESS TO PROPERTY (street # and name): 360 Black Rock Dr.  
Hollister, Mo 65672

Number of Acres (or sq. ft. of lot size): 15,120 sq ft.

PARCEL #: 17-8.0-28-000-000-001.019  
(This number is on the top left hand corner of your property tax statement)

SECTION: 28 TOWNSHIP: 22 RANGE: 21

NAME OF SUBDIVISION (if applicable): Branson Creek

Lot # (if applicable) P41 Lt 5 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: Div. III vac. Rental

## Description of Project for 360 Black Rock Dr

Subject is a 3 bedroom, 2 bath Residence located in the Fieldstone Bluffs section of Branson Creek Development. This property is currently on a vacation rental program managed by Sunset Nightly Rentals in Branson. We are applying for the Division III permit as directed in the letter dated December 16th, 2016 from Taney County Planning and Zoning.

### Legal Description:

FIELDSTONE BLUFFS - PH 1 FIELDSTONE BLUFFS - PH 1 LT 5









**Overview**



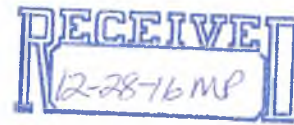
**Legend**

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

<b>Parcel ID</b>	17-8.0-28-000-000-001.019	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	VALLEY VIEW 1 LLC
<b>Sec/Twp/Rng</b>	28-22-21	<b>Class</b>	n/a		398 POWDERHORN
<b>Property Address</b>	360 BLACK ROCK DR	<b>Acreage</b>	n/a		FAYETTEVILLE AR 72704
<b>District</b>	5CWX				
<b>Brief Tax Description</b>	FIELDSTONE BLUFFS - PH 1 FIELDSTONE BLUFFS - PH 1 LT 5 (Note: Not to be used on legal documents)				

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TANEY COUNTY PLANNING COMMISSION

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#16-40

**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:** Sunset Nightly Rentals Branson Creek

**NAME OF APPLICANT:** Patricia A Bates Living Trust  
(Must be owner of record)

**SIGNATURE:** [Signature] **DATE:** 12-27-16  
(Must be owner of record)

**MAILING ADDRESS:** PO Box 169 Salina, KS 74365

**TELEPHONE:** 417-336-3780 **EMAIL:** patlane.lane@gmail.com

**Representative Information**

**NAME OF REPRESENTATIVE:** Sunset Realty Services, Inc  
Dustin Hall and/or Barb Durham

**MAILING ADDRESS (rep.):** 301 C W Pacific Branson, MO 65616

**TELEPHONE NUMBER (rep.):** 417-336-3780 / salesteam@  
sunsetrealty.com

## Property Information

ACCESS TO PROPERTY (street # and name): 189 Stoney Point Dr  
Hollister, Mo 651672

Number of Acres (or sq. ft. of lot size): 14,277 sq. ft.

PARCEL #: 17-8.0-28-000-000-001.025  
(This number is on the top left hand corner of your property tax statement)

SECTION: 28 TOWNSHIP: 22 RANGE: 21

NAME OF SUBDIVISION (if applicable): Branson Creek

Lot # (if applicable) PH 1 Lot 11 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: Dist III vac. Rental



## Description of Project for 189 Stoney Pointe dr

Subject is a 5 bedroom, 3 bath Residence located in the Fieldstone Bluffs section of Branson Creek Development. This property is currently on a vacation rental program managed by Sunset Nightly Rentals in Branson. We are applying for the Division III permit as directed in the letter dated December 16th, 2016 from Taney County Planning and Zoning.



**Overview**




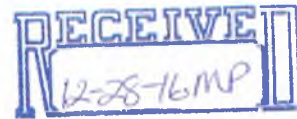
**Legend**

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

<b>Parcel ID</b>	17-8.0-28-000-000-001.025	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	BATES PATRICIA J LIVING TRUST
<b>Sec/Twp/Rng</b>	28-22-21	<b>Class</b>	n/a		PO BOX 69
<b>Property Address</b>	189 STONEY POINTE DR	<b>Acreage</b>	n/a		SALINA OK 74365-
<b>District</b>	5CWX				
<b>Brief Tax Description</b>	FIELDSTONE BLUFFS - PH 1 FIELDSTONE BLUFFS - PH 1 LT 11				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 1/4/2017  
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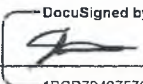

#1641

**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:** Sunset Nightly Rentals Branson Creek

**NAME OF APPLICANT:** Steven and Shari Khoury  
*(Must be owner of record)*

**SIGNATURE:**   **DATE:** 12/27/2016  
DocuSigned by: DocuSigned by:  
1BCD7942757647 *(Must be owner of record)*

**MAILING ADDRESS:** 3876 S. Hemlock Springfield, MO 65807

**TELEPHONE:** 417-942-0392 **EMAIL:** \_\_\_\_\_

**Representative Information**

**NAME OF REPRESENTATIVE:** Sunset Realty Services, Inc  
Dustin Hall and/or Barb Durham

**MAILING ADDRESS (rep.):** 301 C. W Pacific Branson, MO 65616

**TELEPHONE NUMBER (rep.):** 417-336-3780 / sales@  
sunsetrealty.com



## Property Information

ACCESS TO PROPERTY (street # and name): 157 N. Tuscony Dr  
Hollister, Mo 65672

Number of Acres (or sq. ft. of lot size): N/A

PARCEL #: 17-8.0-28-000-000-001.108  
(This number is on the top left hand corner of your property tax statement)

SECTION: 28 TOWNSHIP: 22 RANGE: 21

NAME OF SUBDIVISION (if applicable): Branson Creek

Lot # (if applicable) 48 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: Div. III vac. Rental

## Description of Project for 157 N Tuscany Dr

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Subject is a 3 bedroom, 2.5 bath duplex located in the Villas of Fieldstone section of Branson Creek Development. This property is currently on a vacation rental program managed by Sunset Nightly Rentals in Branson. We are applying for the Division III permit as directed in the letter dated December 16th, 2016 from Taney County Planning and Zoning.



**Overview**



**Legend**

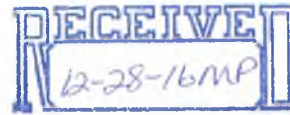
-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

<b>Parcel ID</b>	17-8.0-28-000-000-001.108	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	KHOURY STEVEN & SHARI
<b>Sec/Twp/Rng</b>	28-22-21	<b>Class</b>	n/a		5319 W HARRISON ST
<b>Property Address</b>	157 N TUSCANY DR	<b>Acreage</b>	n/a		SPRINGFIELD MO 65802
<b>District</b>	5CWX				
<b>Brief Tax Description</b>	VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, (Note: Not to be used on legal documents)				

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#16-42

**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:** Sunset Nightly Rentals Branson Creek

CONTEMPORARY HOUSING LLC

**NAME OF APPLICANT:** \_\_\_\_\_

**SIGNATURE:** CONTEMPORARY HOUSING LLC **DATE:** 12/25/2016  
DocuSigned by: (Must be owner of record)  
97A5C43DB64A4A3  
(Must be owner of record)

**MAILING ADDRESS:** 1520 S MAIN ST  
BLACKWELL, OK 74631

**TELEPHONE:** 580-716-2849 **EMAIL:** Amn.dental@gmail.com

**Representative Information**

**NAME OF REPRESENTATIVE:** Sunset Realty Services, Inc  
Dustin Hall and/or Barb Durham

**MAILING ADDRESS (rep.):** 301C W Pacific Branson, MO 65616

**TELEPHONE NUMBER (rep.):** 417-336-3780 / salesteam@  
sunsetrealty services.com

## Property Information

ACCESS TO PROPERTY (street # and name): 209 Stoney Point Dr  
Hollister, Mo 65672

Number of Acres (or sq. ft. of lot size): 15,635 Sq. Ft

PARCEL #: 17-8.0-28-000-000-001.023  
(This number is on the top left hand corner of your property tax statement)

SECTION: 28 TOWNSHIP: 22 RANGE: 21

NAME OF SUBDIVISION (if applicable): Branson Creek

Lot # (if applicable) PH 11A 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: Div. III vac. Rental

## Description of Project for 209 Stoney Pointe Dr.

Subject is a 5 bedroom, 3 bath Residence located in the Fieldstone Bluffs section of Branson Creek Development. This property is currently on a vacation rental program managed by Sunset Nightly Rentals in Branson. We are applying for the Division III permit as directed in the letter dated December 16th, 2016 from Taney County Planning and Zoning.





Overview

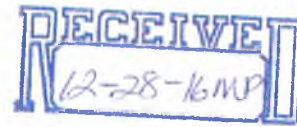


Legend

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

Parcel ID	17-8.0-28-000-000-001.023	Alternate ID	n/a	Owner Address	CONTEMPORARY HOUSING LLC
Sec/Twp/Rng	28-22-21	Class	n/a		1520 S MAIN ST
Property Address	209 STONEY POINTE DR	Acreege	n/a		BLACKWELL OK 74631
District	5CWX				
Brief Tax Description	FIELDSTONE BLUFFS - PH 1 FIELDSTONE BLUFFS - PH 1 LT 9				
	(Note: Not to be used on legal documents)				

Date created: 1/4/2017  
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website: www.taneycounty.org

#) 6-43

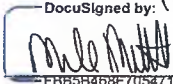
**APPLICATION FOR CONCEPT  
DIVISION III  
TANEY COUNTY PLANNING COMMISSION**

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NAME OF PROJECT: Sunset Nightly Rentals Branson Creek

valley view I, LLC

NAME OF APPLICANT: \_\_\_\_\_

SIGNATURE:  (Must be owner of record) DATE: 12/19/2016  
FBB5B468E705471 (Must be owner of record)

MAILING ADDRESS: 398 N Powderhorn Dr Fayetteville, AR 72704

TELEPHONE: 479-957-7707 EMAIL: mikemitchell17736@aol.com

**Representative Information**

NAME OF REPRESENTATIVE: Sunset Realty Services, Inc  
Dustin Hall and/or Barb Durham

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

TELEPHONE NUMBER (rep.): 417-336-3780 / salesteam@  
sunsetrealty.com

## Property Information

ACCESS TO PROPERTY (street # and name): 112 N. Tuscomy Dr.  
Hollister, Mo 65672

Number of Acres (or sq. ft. of lot size): N/A

PARCEL #: 17-8.0-28-000-000-001.157  
(This number is on the top left hand corner of your property tax statement)

SECTION: 28 TOWNSHIP: 22 RANGE: 21

NAME OF SUBDIVISION (if applicable): Branson Creek

Lot # (if applicable) 27B 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: Div. III vac. Rental



## Description of Project for 112 N. Tuscany

Subject is a 3 bedroom, 2.5 bath duplex located in the Villas of Fieldstone section of Branson Creek Development. This property is currently on a vacation rental program managed by Sunset Nightly Rentals in Branson. We are applying for the Division III permit as directed in the letter dated December 16th, 2016 from Taney County Planning and Zoning.

### Legal Description:




VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT



**Overview**




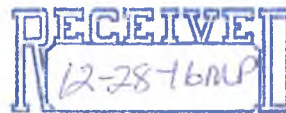
**Legend**

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

<b>Parcel ID</b>	17-8.0-28-000-000-001.152	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	VALLEY VIEW 1 LLC
<b>Sec/Twp/Rng</b>	28-22-21	<b>Class</b>	n/a		398 POWDERHORN
<b>Property Address</b>	112 N TUSCANY DR	<b>Acreage</b>	n/a		FAYETTEVILLE AR 72704
<b>District</b>	5CWX				
<b>Brief Tax Description</b>	VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, (Note: Not to be used on legal documents)				

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#16-44

**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: Sunset Nightly Rentals Branson Creek

NAME OF APPLICANT: Russell Barbour  
*(Must be owner of record)*

SIGNATURE: Russell Barbour DATE: 12/20/2016  
DocuSigned by: 8AD4299F216746  
*(Must be owner of record)*

MAILING ADDRESS: 16358 S. Hunter Street Olathe, KS 66062

TELEPHONE: 760-895-3385 EMAIL: rbarbour3@gmail.com

**Representative Information**

NAME OF REPRESENTATIVE: Sunset Realty Services, Inc  
Dustin Hall and/or Barb Durham

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

TELEPHONE NUMBER (rep.): 417-336-3780 / sales team @ sunsetrealty services.com



## Property Information

ACCESS TO PROPERTY (street # and name): 120 Lugano Lane  
Hollister, Mo 651072

Number of Acres (or sq. ft. of lot size): N/A

PARCEL #: 17-8.0-28-000-000-001.132  
(This number is on the top left hand corner of your property tax statement)

SECTION: 28 TOWNSHIP: 22 RANGE: 21

NAME OF SUBDIVISION (if applicable): Branson Creek

Lot # (if applicable) 1 A 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: Div. III vac. Rental

## Description of Project for 120 Lugano Lane

Subject is a 3 bedroom, 2.5 bath duplex located in the Villas at Fieldstone section of Branson Creek Development. This property is currently on a vacation rental program managed by Sunset Nightly Rentals in Branson. We are applying for the Division III permit as directed in the letter dated December 16th, 2016 from Taney County Planning and Zoning.

### Legal Description:





VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT,



**Overview**



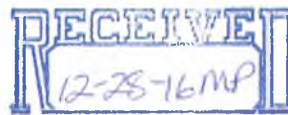
**Legend**

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

<b>Parcel ID</b>	17-8.0-28-000-000-001.132	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	BARBOUR RUSSELL EUGENE
<b>Sec/Twp/Rng</b>	28-22-21	<b>Class</b>	n/a		1374 BERINGER LN
<b>Property Address</b>	120 LUGANO LN	<b>Acreage</b>	n/a		VISTA CA 92081-
<b>District</b>	5CWX				
<b>Brief Tax Description</b>	VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, (Note: Not to be used on legal documents)				

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TANEY COUNTY PLANNING COMMISSION  
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#16 45

**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: Sunset Nightly Rentals Branson Creek

DICKSON ROBERT M & LESLIE A

NAME OF APPLICANT: \_\_\_\_\_

SIGNATURE: Robert M Dickson Leslie A Dickson DATE: 12/19/2016 12/19/2016  
DocuSigned by: (Must be owner of record)  
18A00A9CB3B3432 92C23B2AE8684AD  
(Must be owner of record)

MAILING ADDRESS: 8 ROOSEVELT RD  
SPRINGFIELD, IL 62703

TELEPHONE: (217) 529-4641 EMAIL: \_\_\_\_\_

**Representative Information**

NAME OF REPRESENTATIVE: Sunset Realty Services, Inc  
Dustin Hall and/or Barb Durham

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

TELEPHONE NUMBER (rep.): 417-336-3780 / sales@  
sunsetrealtyservices.com

## Property Information

ACCESS TO PROPERTY (street # and name): 130 Fieldstone  
Hollister, Mo 651072

Number of Acres (or sq. ft. of lot size): N/A

PARCEL #: 17-8.0-28-000-000-001.136  
(This number is on the top left hand corner of your property tax statement)

SECTION: 28 TOWNSHIP: 22 RANGE: 21

NAME OF SUBDIVISION (if applicable): Branson Creek

Lot # (if applicable) 11 B 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: Div. III vac. Rental

## Description of Project for 130 Fieldstone

Subject is a 3 bedroom, 2.5 bath duplex located in the Villas of Fieldstone section of Branson Creek Development. This property is currently on a vacation rental program managed by Sunset Nightly Rentals in Branson. We are applying for the Division III permit as directed in the letter dated December 16th, 2016 from Taney County Planning and Zoning.

### Legal Description:

VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT,





**Overview**




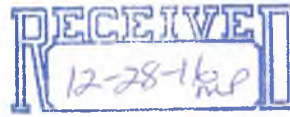
**Legend**

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

<b>Parcel ID</b>	17-8.0-28-000-000-001.136	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	DICKSON ROBERT M & LESLIE A
<b>Sec/Twp/Rng</b>	28-22-21	<b>Class</b>	n/a		8 ROOSEVELT RD
<b>Property Address</b>	130 FIELDSTONE DR	<b>Acreage</b>	n/a		SPRINGFIELD IL 62703-
<b>District</b>	5CWX				
<b>Brief Tax Description</b>	VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT,				
	<i>(Note: Not to be used on legal documents)</i>				

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#16-46

**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:** Sunset Nightly Rentals Branson Creek

**NAME OF APPLICANT:** POPE TERRY L & WUTZKE JANYCE R

**SIGNATURE:** Janyce Rae Wutzke Terry L Pope **DATE:** 12/21/2016 12/20/2016  
DocuSigned by: (Must be owner of record)  
DocuSigned by: (Must be owner of record)

**MAILING ADDRESS:** PO BOX 1800  
HOMELAND, CA 92548-1800

**TELEPHONE:** (951) 652-9001 **EMAIL:** \_\_\_\_\_

**Representative Information**

**NAME OF REPRESENTATIVE:** Sunset Realty Services, Inc  
Dustin Hall and/or Barb Durham

**MAILING ADDRESS (rep.):** 301 C W Pacific Branson, MO 65616

**TELEPHONE NUMBER (rep.):** 417-336-3780 / salesteam@  
sunsetrealtyservices.com

## Property Information

ACCESS TO PROPERTY (street # and name): 137 N. Tuscong Dr.  
Hollister, Mo 65672

Number of Acres (or sq. ft. of lot size): N/A

PARCEL #: 17-8.0-28-000-000-001.127  
(This number is on the top left hand corner of your property tax statement)

SECTION: 28 TOWNSHIP: 22 RANGE: 21

NAME OF SUBDIVISION (if applicable): Branson Creek

Lot # (if applicable) 14 B 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: Div. III vac. Rental



## Description of Project for 137 N Tuscany

Subject is a 3 bedroom, 2.5 bath duplex located in the Villas at Fieldstone section of Branson Creek Development. This property is currently on a vacation rental program managed by Sunset Nightly Rentals in Branson. We are applying for the Division III permit as directed in the letter dated December 16th, 2016 from Taney County Planning and Zoning.

### Legal Description:





VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT,



Overview



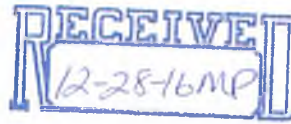
Legend

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

<b>Parcel ID</b>	17-8.0-28-000-000-001.127	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	POPE TERRY L & WUTZKE JANYCE R
<b>Sec/Twp/Rng</b>	28-22-21	<b>Class</b>	n/a		PO BOX 1800
<b>Property Address</b>	137 N TUSCANY DR	<b>Acreage</b>	n/a		HOMELAND CA 92548-1800
<b>District</b>	5CWX				
<b>Brief Tax Description</b>	VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, (Note: Not to be used on legal documents)				

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#16-47

**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: Sunset Nightly Rentals Branson Creek

COX TED B & LAURINDA K

NAME OF APPLICANT: \_\_\_\_\_

SIGNATURE: Ted Cox (Must be owner of record) Laurinda Cox (Must be owner of record) DATE: 12/20/2016 12/20/2016

MAILING ADDRESS: 168 FIELDSTONE DR  
HOLLISTER, MO 65672

TELEPHONE: 816-651-6651 EMAIL: \_\_\_\_\_

**Representative Information**

NAME OF REPRESENTATIVE: Sunset Realty Services, Inc  
Dustin Hall and/or Barb Durham

MAILING ADDRESS (rep.): 301 C. W. Paricic Branson, MO 65616

TELEPHONE NUMBER (rep.): 417-336-3780 / sales@  
sunsetrealty.com



## Property Information

ACCESS TO PROPERTY (street # and name): 1108 Fieldstone Dr  
Hollister, Mo 651072

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

PARCEL #: 17-8.0-28-000-000-001.148  
(This number is on the top left hand corner of your property tax statement)

SECTION: 28 TOWNSHIP: 22 RANGE: 21

NAME OF SUBDIVISION (if applicable): Branson Creek

Lot # (if applicable) 21 A 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: Div. III vac. Rental

## Description of Project for 168 Fieldstone Dr

Subject is a 3 bedroom, 2.5 bath duplex located in the Villas at Fieldstone section of Branson Creek Development. This property is currently on a vacation rental program managed by Sunset Nightly Rentals in Branson. We are applying for the Division III permit as directed in the letter dated December 16th, 2016 from Taney County Planning and Zoning.

### Legal Description:




VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT,



**Overview**




**Legend**

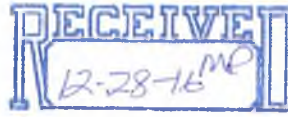
-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

<b>Parcel ID</b>	17-8.0-28-000-000-001.148	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	COX TED B & LAURINDA K
<b>Sec/Twp/Rng</b>	28-22-21	<b>Class</b>	n/a		168 FIELDSTONE DR
<b>Property Address</b>	168 FIELDSTONE DR	<b>Acreage</b>	n/a		HOLLISTER MO 65672-
<b>District</b>	5CWX				
<b>Brief Tax Description</b>	VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, (Note: Not to be used on legal documents)				

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# 16-48

**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: Sunset Nightly Rentals Branson Creek

valley view I, LLC

NAME OF APPLICANT: \_\_\_\_\_

DocuSigned by: Mike Mitche (Must be owner of record)  
SIGNATURE: \_\_\_\_\_ DATE: 12/19/2016  
FBB5B468E70547 (Must be owner of record)

MAILING ADDRESS: 398 N Powderhorn Dr Fayetteville, AR 72704

TELEPHONE: 479-957-7707 EMAIL: mikemitchel17736@aol.com

**Representative Information**

NAME OF REPRESENTATIVE: Sunset Realty Services, Inc  
Dustin Hall and/or Barb Durham

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

TELEPHONE NUMBER (rep.): 417-336-3780 / sales@  
sunsetrealty.com

## Property Information

ACCESS TO PROPERTY (street # and name): 138 Stoney Pointe Dr.  
Hollister, Mo 65672

Number of Acres (or sq. ft. of lot size): 17,603 Sq. Ft.

PARCEL #: 17-8.0-28-000-000-001.034  
(This number is on the top left hand corner of your property tax statement)

SECTION: 28 TOWNSHIP: 22 RANGE: 21

NAME OF SUBDIVISION (if applicable): Branson Creek

Lot # (if applicable) Plot 1 1x20 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: Div. III vac. Rental

## Description of Project for 138 Stoney Pointe Dr

Subject is a 3 bedroom, 2.5 bath, Residence, located in the Fieldstone Bluffs section of Branson Creek Development. This property is currently on a vacation rental program managed by Sunset Nightly Rentals in Branson. We are applying for the Division III permit as directed in the letter dated December 16th, 2016 from Taney County Planning and Zoning.

### Legal Description:

FIELDSTONE BLUFFS - PH 1 FIELDSTONE BLUFFS - PH 1 LT 20









Overview




Legend

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

Parcel ID	17-8.0-28-000-000-001.034	Alternate ID	n/a	Owner Address	VALLEY VIEW 1 LLC
Sec/Twp/Rng	28-22-21	Class	n/a		398 N POWDERHORN DR
Property Address	138 STONEY POINTE DR	Acreage	n/a		FAYETTEVILLE AR 72704
District	5CWX				
Brief Tax Description	FIELDSTONE BLUFFS - PH 1 FIELDSTONE BLUFFS - PH 1 LT 20 <i>(Note: Not to be used on legal documents)</i>				

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

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**NAME OF PROJECT:** Sunset Nightly Rentals Branson Creek

**NAME OF APPLICANT:** Stinkweed, LLC  
(Must be owner of record)

**SIGNATURE:** *Stephen H Mitchell* **DATE:** 12/21/16  
(Must be owner of record)

**MAILING ADDRESS:** 3796 E. Leawood Way Fayetteville AR 72703

**TELEPHONE:** 479-957-7708 **EMAIL:** stephenhmittchell@aol.com

**Representative Information**

**NAME OF REPRESENTATIVE:** Sunset Realty Services, Inc  
Dustin Hall and/or Barb Durham

**MAILING ADDRESS (rep.):** 301 C. W. Pacific Branson, MO 65616

**TELEPHONE NUMBER (rep.):** 417-336-3780 / sales team@  
sunsetrealty services.com

## Property Information

ACCESS TO PROPERTY (street # and name): 130 N. Tuscany Dr  
Hollister, Mo 65107

Number of Acres (or sq. ft. of lot size): N/A

PARCEL #: 17-8.0-28-000-000-001.139  
(This number is on the top left hand corner of your property tax statement)

SECTION: 28 TOWNSHIP: 22 RANGE: 21

NAME OF SUBDIVISION (if applicable): Branson Creek

Lot # (if applicable) 25B 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: Div. III vac. Rental



## Description of Project for 130 N Tuscany Dr

Subject is a 3 bedroom, 2.5 bath duplex located in the Villas at Fieldstone section of Branson Creek Development. This property is currently on a vacation rental program managed by Sunset Nightly Rentals in Branson. We are applying for the Division III permit as directed in the letter dated December 16th, 2016 from Taney County Planning and Zoning.

### Legal Description:





VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT,



**Overview**




**Legend**

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

<b>Parcel ID</b>	17-8.0-28-000-000-001.139	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	STINKWEED LLC
<b>Sec/Twp/Rng</b>	28-22-21	<b>Class</b>	n/a		3796 E LEAWOOD WAY
<b>Property Address</b>	130 N TUSCANY DR	<b>Acreage</b>	n/a		FAYETTEVILLE AR 72703
<b>District</b>	5CWX				
<b>Brief Tax Description</b>	VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, (Note: Not to be used on legal documents)				

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#16-50

APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION

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NAME OF PROJECT:

NAME OF APPLICANT: BRAD LACORE
(Must be owner of record)

SIGNATURE: Brad Lacore DATE: 11-28-16
(Must be owner of record)

MAILING ADDRESS: 670 AMANDA RD. RIDGEDALE, MO 65739

TELEPHONE NUMBER: 417-593-7724

Representative Information

NAME OF REPRESENTATIVE: BRAD LACORE

MAILING ADDRESS (rep.): 670 AMANDA RD. RIDGEDALE, MO 65739

TELEPHONE NUMBER (rep.): 417-593-7724



## Property Information

ACCESS TO PROPERTY (street # and name): 670 AMANDA RD

Number of Acres (or sq. ft. of lot size): 1 Acre

PARCEL #: 19-1.0-11-003-001-012.000  
(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: 11 TOWNSHIP: 21 RANGE: 22

NAME OF SUBDIVISION (if applicable): OAK LAKE ESTATES PT SWY

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: NIGHTLY Rental





**Overview**



**Legend**

- Parcels
- Roads
- Lakes
- Corporate Limits

<b>Parcel ID</b>	19-1.0-11-003-001-012.000	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	LACORE BRAD & SHERRY
<b>Sec/Twp/Rng</b>	11-21-22	<b>Class</b>	n/a		8752 HISTORIC HWY 165
<b>Property Address</b>	670 AMANDA RD	<b>Acreage</b>	1.03999996185303		HOLLISTER MO 65672-
<b>District</b>	5CWX				
<b>Brief Tax Description</b>	OAK LAKE ESTATES OAK LAKE ESTATES PT SW4 <i>(Note: Not to be used on legal documents)</i>				

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**TANEY COUNTY PLANNING COMMISSION**

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

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**NAME OF PROJECT:** 177 N. Tuscany, Hollister Nightly Rental

**NAME OF APPLICANT:** DK & NK LLC  
(Must be owner of record)

**SIGNATURE:** Nancie M. Klein **DATE:** \_\_\_\_\_  
(Must be owner of record)

**MAILING ADDRESS:** 14687 Avon Rd. Ste. Genevieve, MO 63670

**TELEPHONE:** 573-756-1844 **EMAIL:** skipitaride@yahoo.com

**Representative Information**

**NAME OF REPRESENTATIVE:** Nancie M. Klein

**MAILING ADDRESS (rep.):** 14687 Avon Rd. Ste. Genevieve, MO 63670

**TELEPHONE NUMBER (rep.):** 573-756-1844 (h)  
573-915-2123 (c)

or  
Gene Toner  
770 Hummingbird Lane  
Branson, MO 65616  
417-559-0322

**\*\* NOTE:** I LIVE 4 1/2 hrs away. So if weather or Road condition are bad, Gene Toner may substitute as my Representative

### Property Information

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

177 N. Tuscany Drive, Hollister

Number of Acres (or sq. ft. of lot size): N/A

PARCEL #: \_\_\_\_\_  
(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): Fieldstone Villas @ Branson Creek Communities.

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.)***

NIGHTLY Rental in Branson Creek.









**Overview**




**Legend**

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

<b>Parcel ID</b>	17-8.0-28-000-000-001.112	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	DK & NK LLC
<b>Sec/Twp/Rng</b>	28-22-21	<b>Class</b>	n/a		14687 AVON RD
<b>Property Address</b>	177 N TUSCANY DR	<b>Acreage</b>	n/a		STE GENEVIEVE MO 63670-
<b>District</b>	5CWX				
<b>Brief Tax Description</b>	VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, THE VILLAS OF FIELDSTONE AT BRANSON CREEK DEVELOPMENT, (Note: Not to be used on legal documents)				

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 Developed by  
 The Schneider Corporation