



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417546-7225/7226 • Fax: 417 546-6861

Website: www.taneycounty.org

MINUTES

TANEY COUNTY PLANNING COMMISSION

REGULAR MEETING

TUESDAY, JANUARY 22, 2008, 7:00 P.M.

ASSOCIATE CIRCUIT COURT, DIVISION II COURTROOM

TANEY COUNTY COURTHOUSE

Call to Order:

Chairman Sarah Klinefelter called the meeting to order at 7:00 p.m. A quorum was established with eight members present. They were: Sarah Klinefelter, Shawn Pingleton, Joey Staples, Mark Blackwell, Craig Trotter, Frank Preston, and Jim Brawner. Staff present: Eddie Coxie, Bonita, Kisse, Marla Pierce, Dan Nosalek, Keith Crawford, and Bob Paulson.

Eddie Coxie read a statement explaining the meeting procedures.

Review and Action:

Minutes: December 2007: with no additions and one correction a motion was made by Joey Staples to approve the minutes as written, and seconded by Shawn Pingleton. The vote to approve the minutes was unanimous. The correction was for the December 17, 2007 meeting Shawn Pingleton abstained from the vote on Missouri Sky Estates.

Final Votes:

Lakeshore Condominiums: request by David and Dawn Fandel to construct 8 additional units to be platted as condominiums located off Lakeshore Dr. Eddie Wolfe representing the developers addressed questions from the Commission. A comment by Joey Staples regarding the added traffic to the existing road, with Mr. Wolfe reporting that the project would only add approximately 30 cars. Discussion followed regarding the traffic study and the report by staff of how many projects had been permitted recently on Lakeshore Dr. With no other questions or discussion a motion was made by Randall Cummings to approve based upon the decision of record. Craig Trotter seconded. The vote to approve was seven in favor and one abstention by Joey Staples.

Del Mar Condominiums: request by David and Dawn Fandel to construct 6 new units platted as condominiums for a total of 12 units located off Lakeshore Dr. Eddie Wolfe also representing the developer addressed questions from the Commission which covered the same concerns as the first request by the same developer. The situation with Empire District Electric Company was discussed with Mr. Wolfe reporting the owner has a deed to the 715 flowage easement line

and that this construction will be above this, which is a civil matter not concerning this request. Mr. Pingleton and Mr. Staples discussed setting precedence and at what point does a line get drawn. Mr. Wolfe reminded that the developer is donating to the width of the road. Mr. Brawner asked legal counsel if density could be limited in the area of this property. With no other discussion a motion was made by Shawn Pingleton to approve based upon the decision of record. Craig Trotter seconded. The vote was seven in favor. Joey Staples voted no.

Headwaters Boat and *RV* Storage: request by Gerald M. Causey to construct storage units for inside and outside storage located at 481 Headwaters Road. Discussion followed regarding the applicant having other storage businesses in other areas. Mr. Coxie asked if the motion could include the number of buildings being 13. Mr. Wolfe discussed turn ratios and accessibility to the units. Two units will be open the others will be enclosed. With no other discussion a motion was made by Shawn Pingleton to approve based upon the decision of record with the addition of 381 units in 13 buildings. Joey Staples seconded. The vote to approve was unanimous.

Airpark South: request by Mustang Holdings LLC to construct 38 condo buildings, bank, convenience store, and retail center located off Maple St. Eddie Wolfe representing the applicant addressed questions from the Commission and clarified the request. Mr. Brawner asked if the developer would want to build on the green space in the future, because this project is already very dense. Mr. Wolfe stated that to do that would be cost prohibitive and clarified where the accesses were and that the east west corridor would cross below this site. Mr. Preston discussed blasting. Mr. Wolfe stated that companies who do the blasting are totally responsible and licensed and that the developer nor the contractors really do not have anything to say about what the blasting company does. With no other discussion a motion was made by Jim Brawner to approve based upon the decision of record with the addition of preserving the green space for future use only for that. Mark Blackwell seconded. The vote to approve was unanimous.

Cerretti Construction Shop: request by Randy Cerretti to construct a shop building for wood working located off St. Hwy. 86. Mr. Cerretti addressed questions and clarified the request and stated that normal working hours would be 8 to 5. There are three lots for the development. With no other questions or discussion a motion was made by Joey Staples based upon the decision of record. Seconded by Randall Cummings. The vote to approve was unanimous.

Integrity Hills Chapel: request by Robert Voss to construct a chapel, restroom, parking lot and cemetery located at 385 Honesty Trail. Eddie Wolfe representing the applicant addressed questions from the Commission and clarified the request. Mr. Coxie and Mr. Paulson discussed a replat might be

required because the cemetery would be separate from the chapel site and another approval from the County Commission regarding the cemetery. The roads on the property are narrow and will need to be widened before final plat approval. Mr. Paulson discussed in perpetuity. Staff reported this to be a commercial request. With no other discussion a motion was made by Randall Cummings to approve based upon the decision of record with the addition of only two burial plots and this is a commercial request. Mark Blackwell seconded. The vote to approve was unanimous.

Images at the Cross: request by Dean Brown to erect a 20 story high cross and museum located at 4180 US Hwy. 65 North. This project is postponed until next month.

ConceRts:

Ginger, LLC: a request by Anthony W. Collier to construct a new dietary supplement manufacturing facility in three phases located at 10203 East Hwy. 76. The applicant was represented by Jerry Holvick and Kevin Hampton. This project was presented by Jerry Holvick. Mr. Coxie explained the location and Mr. Holvick stated that there is 6.79 acres and that the company already has two buildings on the site. Mrs. Klinefelter asked for a site plan for next meeting showing where the new structures will go. The applicant would like all three phases be approved for this request. Build out timeline is planned to be about 5 years out. Number of employees will be approximately 15. This project will proceed to public hearing next month.

OPV, Block 40, Lots 1-8, 33-43 change to commercial: a request by Oakmont Community Improvement Assoc., to change the use from residential to commercial for the purpose of expanding the facilities available to the property owners. The property is located at Delta Dr. No one was present to address the request, the applicant will be contacted and the project postponed until next concept hearing if they choose to proceed.

Builders Market Place: a request by Paul Krueger to construct a warehouse, retail and wholesale business to service home builders and customers located off Bee Creek Road. Mr. Krueger addressed questions from the Commission and presented a handout. Access will be from Jim Perry Road. This will be lease/purchase. This property borders St. Hwy. 65. This site was proposed preViously for apartments but did not proceed. Further discussion followed regarding types of businesses that could be included in this project. Construction will be a metal frame building with restrictions prohibiting trash and other detrimental effects on the property maintaining the integrity of the property. This project will proceed to public hearing next month.

Poverty Point Duplexes: a request by Harry Hodges to construct whole ownership duplexes located at Poverty Point. Jeff Hodges the applicant's son presented the project as the contractor and a site plan. He explained there will be three duplexes and six units on 1.6 acres. This is lakefront property with the Corps of Engineers take line bordering it. This project will resemble log cabins. This will be condominium type development so each half duplex can be sold. There is a natural buffer between this property and the residential property. These units will be two stories. This project will proceed to public hearing next month.

Vista Royal: a request by JAS, LLC. Application did not have the request listed and it wasn't signed. Staff was not able to locate the applicant by phone. Steven J. Valdez representing the project explained the request and stated the project is between Dr. Stiff and Branson Real Estate. The property is 2.7 acres, condos are planned, with 5 buildings, 2 four story and three 3 story units within, 49 units. 74 parking spaces will be required. Access will be the same entrance as the real estate office which has been approved by MoDot. The Planning Commission asked for a site plan. Mr. Coxie reported that the application had not been signed by the owner; this must be done before proceeding to public hearing. The applicant stated the drawings will be presented at the next meeting. This project will proceed to public hearing next month.

Cross Creek Development: Duane Burton representing the request presented site plans. A 6400 sq. ft. spec building and Dollar General Store is planned. Discussion followed regarding water and sewer. The applicant stated a meeting had taken place with the Sewer District, and reported that permits will be issued when property is in compliance. Mr. Coxie gave a brief history of the site and stated that before any building can be occupied all entities shall give approval. This property will be completely separate from the residential portion of the site. Roads will be finished, and construction will begin as soon as permits are issued, plans are to have the Dollar store finished by July. This project will proceed to public hearing next month.

Old and New Business:

Larry Gardener addressed the Commission regarding Gary Salas property located off JJ Hwy. Mr. Salas log cabin burned down and he sold his property to the property owners behind his property an easement to access their property so they can do a replat of their property along with the Salas property. Shawn Pingleton made a motion to allow staff to handle the replat administratively. Mark Blackwell seconded. The vote to approve was unanimous.

Mrs. Klinefelter suggested that the Commission become clear on the height restrictions and that staff present a final height restriction document before the vote is taken on the Images at the Cross request. Discussion followed.

A study session will be scheduled regarding this issue. Mr. Blackwell asked if it could be voted on at the next meeting, with Mr. Paulson stating that possibly at the next meeting or the one after.

Adjournment:

With no other business on the agenda for January 22, 2008 a motion was made by Craig Trotter to adjourn. Seconded by Randall Cummings. The vote to adjourn was unanimous. The meeting adjourned at 8:40 p.m.



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

07-81

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: \$100.00, Special Use Applications: \$25.00.

NAME OF PROJECT: OPV, Block 40, Lots 1-8 + 33-43 change to Commercial

NAME OF APPLICANT: Dakmont Community Improvement Assoc
 (Must be owner of record)

SIGNATURE: Robert E West **DATE:** 12-19-07
 (Must be owner of record)

MAILING ADDRESS: P.O. Box 230, Ridgedale, MO 65739 *cell*

TELEPHONE NUMBER: 417-334-2106

Representative Information

NAME OF REPRESENTATIVE: Bob West, President

MAILING ADDRESS (rep.): P.O. Box 230, Ridgedale, MO 65739

TELEPHONE NUMBER (rep.): 411-334-2106

Property Information

ACCESS TO PROPERTY (street # and name): Delta Drive

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

PARCEL #: 19-1.0-12-003-011-023.000 → Lots 1-5
19-6.0-13-002-001-002.000 → Lots 6-8
19-1.0-12-003-011-011.000 → Lots 33-43

(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: 12 TOWNSHIP: 21, RANGE: 22

NAME OF SUBDIVISION (if applicable): Drarks Paradise Village

Lot # (if applicable) 1-8 and 33-43 BLOCK # 40

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 # _____

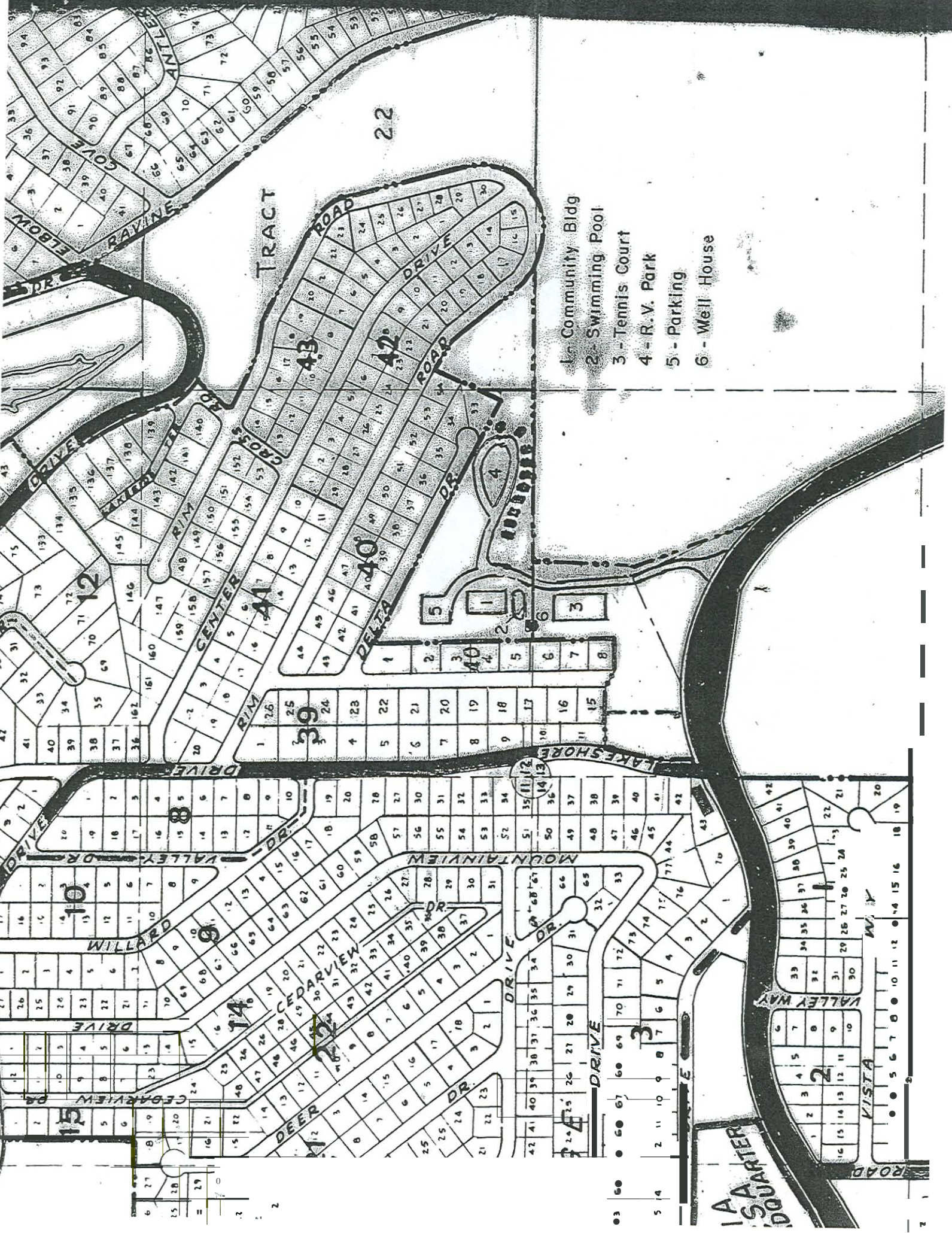
DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

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

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

An ro roject that does not have a osted911 address must be identified with a survey flag at the proposed access to the property. Failure to post e 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.)

Oakmont would like to change Lots 1-8 and 33-43, Block YO, or ! from residential to Commercial. All of these lots are owned by Oakmont and Board or Oakmonts Recreational Facilities. I do would like this change to be done because someday we would like to expand our facilities that we have available for our community.



- 1 - Community Bldg
- 2 - Swimming Pool
- 3 - Tennis Court
- 4 - R.V. Park
- 5 - Parking
- 6 - Well House

SPRING
QUARTER
ROAD

VISTA
WAY

MOUNTAINVIEW
DRIVE

GEARVIEW
DRIVE

WILLIAM
DRIVE

VALLEY
DRIVE

LAKE SHORE
DRIVE

DEER
DRIVE

CROSS
ROAD

RIM
DRIVE

DELTA
ROAD

TRACT

RAVINE

ELKBOW
DRIVE

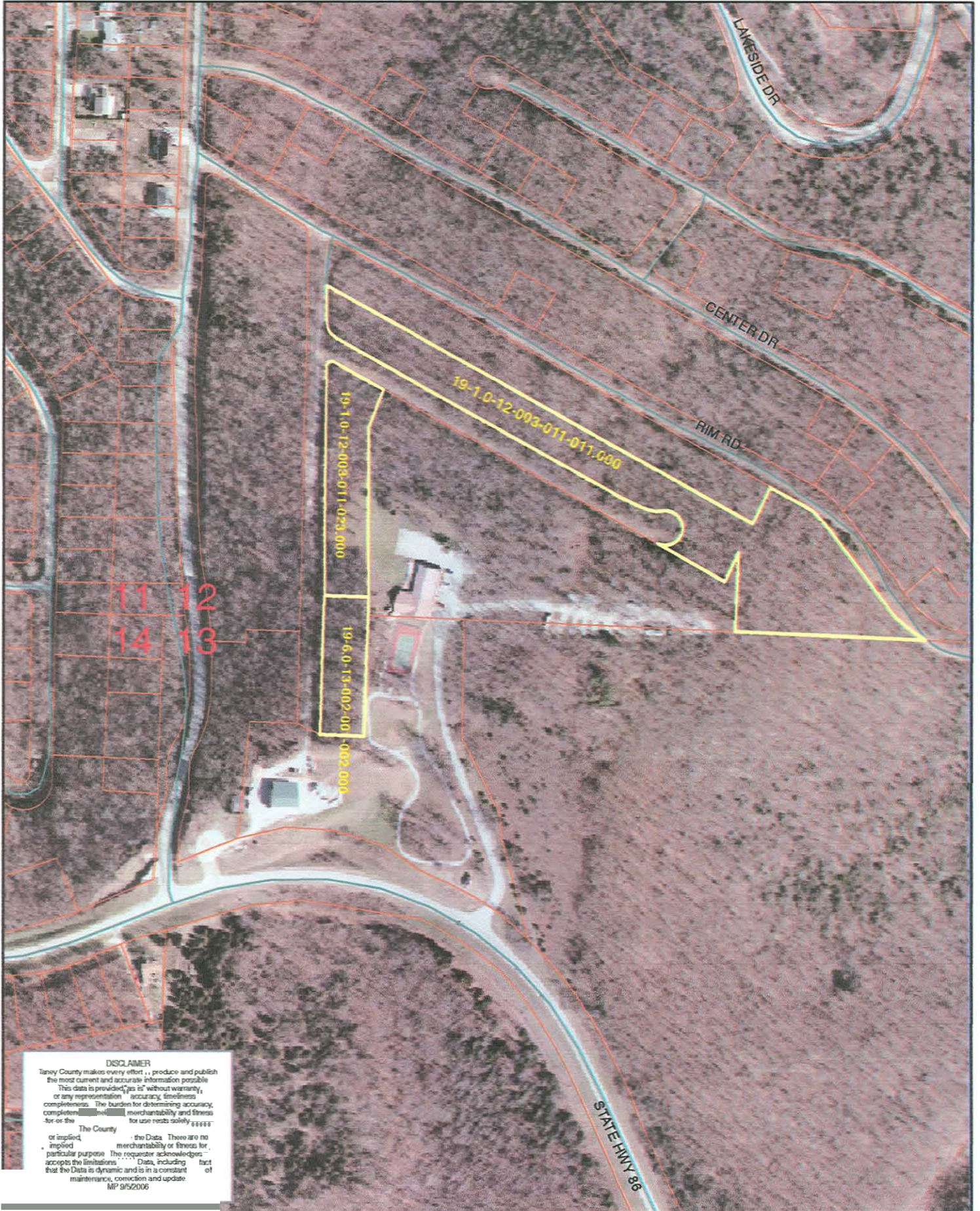
6 27
25 28
29
30

63 60
5 4

2 1



Oakmont IPOV Block 40, Lots 1-8 & 33-43



DISCLAIMER

Taney County makes every effort to produce and publish the most current and accurate information possible. This data is provided "as is" without warranty, or any representation of accuracy, timeliness, completeness. The burden for determining accuracy, completeness, merchantability and fitness for use rests solely on the user.

The County does not warrant the Data. There are no implied or implied merchantability or fitness for any particular purpose. The requester acknowledges and accepts the limitations of the Data, including that the Data is dynamic and is in a constant state of maintenance, correction and update.

MP 9/5/2006



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

08-4

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NAME OF PROJECT: SOUP SHOP _____

NAME OF APPLICANT: Stan Kolar _____
 (Must be owner of record)

SIGNATURE: [Signature] _____ DATE: 1-14-08
 (Must be owner of record)

MAILING ADDRESS: P.O. BOX 6166 BRANSON MO 65615

TELEPHONE NUMBER: 417-294-3360

Representative Information

NAME OF REPRESENTATIVE: _____

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

Property Information

ACCESS TO PROPERTY (street # and name): 9383 E. 76

Kinbyville, Mo. 65679

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

PARCEL #: 9-5-16-0-0-4.0

(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: 16 TOWNSHIP: 23 north RANGE: 20 West, Taney Co.

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:

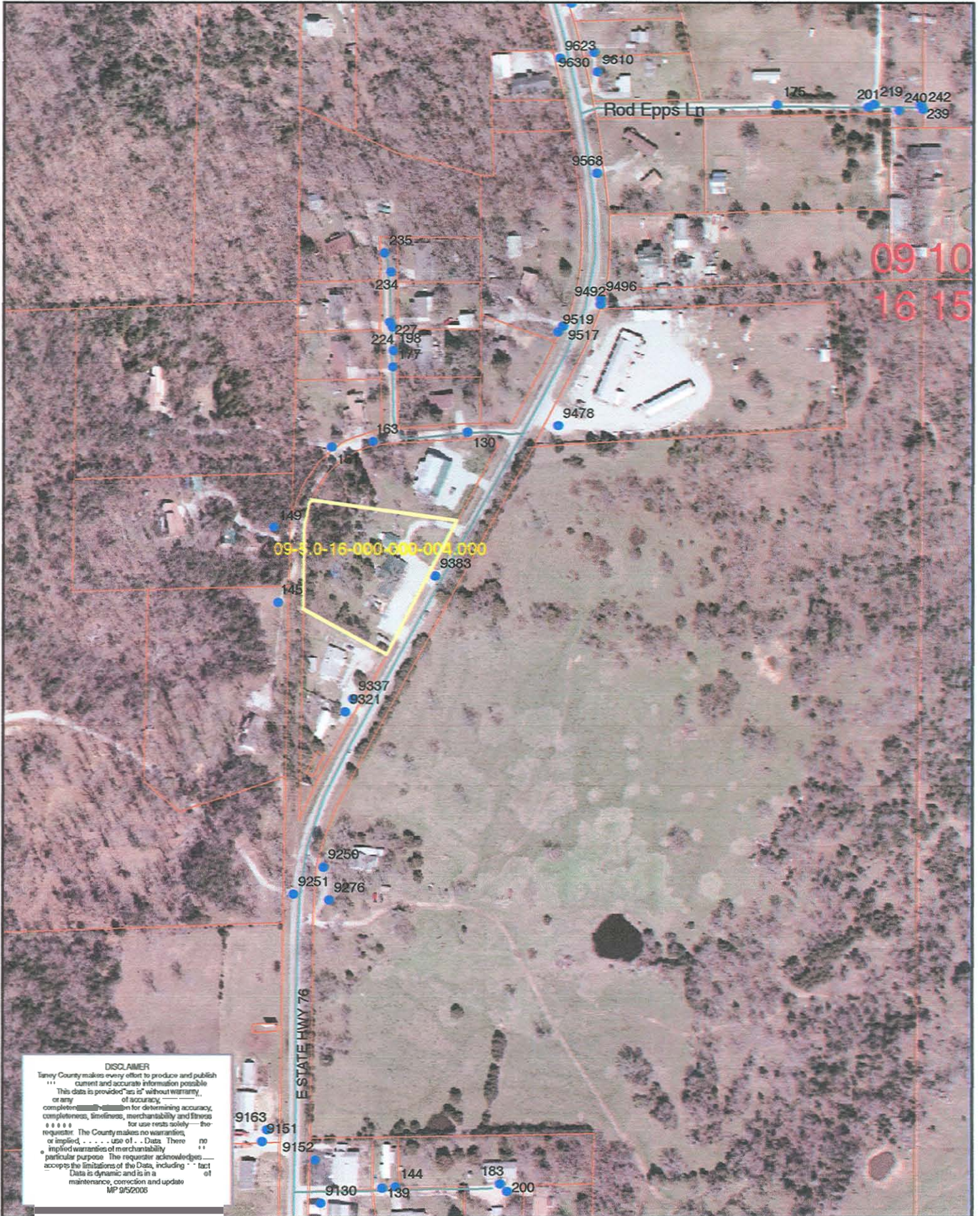
- Residential Multi-Family Commercial Industrial
 Special Use Other - Explain: _____

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.)

Would like to open small local restaurant
with home style cooking starting from 6:00AM
with news papers and fresh coffee, Fox News
Served breakfast biscuits, gravy, bacon, eggs.
then lunch + dinner! will be a nice friendly
place.



Soup Shop



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08-6

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

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NAME OF PROJECT: Mountain Country Propane / LC

NAME OF APPLICANT: SNB LLC & DRYANT LANDSCAPING PEULP, LLC
 (Must be owner of record)

SIGNATURE: James Ray Bryant
 (Must be owner of record)
Jhannon Bryant

DATE: 1-10-08

MAILING ADDRESS: 624 N. Rockingham Ave. Nixa, MO. 65714

TELEPHONE NUMBER: 417-880-3897 417-725-4570

Representative Information

NAME OF REPRESENTATIVE: Mike Yeary

MAILING ADDRESS (rep.): 889AE HWY 76 BRANSON, MO. 65616

TELEPHONE NUMBER (rep.): 417-334-1111

Property Information

ACCESS TO PROPERTY (street # and name): _____

ADDRESS 985 E. ST. HWY 76 BRANSON, MO. 65616

Number of Acres (or sq. ft. of lot size): 2.18 ACRES

PARCEL #: 08-8.0-34-000-000-0/\$,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: 34 TOWNSHIP: 23, RANGE: 2, _____

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 # _____

But sewer IS close - could be connected?

WATER SUPPLY SYSTEM:

- Community Well Private Well
 Central: District # _____

WATER LINE IS AT FRONT OF PROPERTY

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

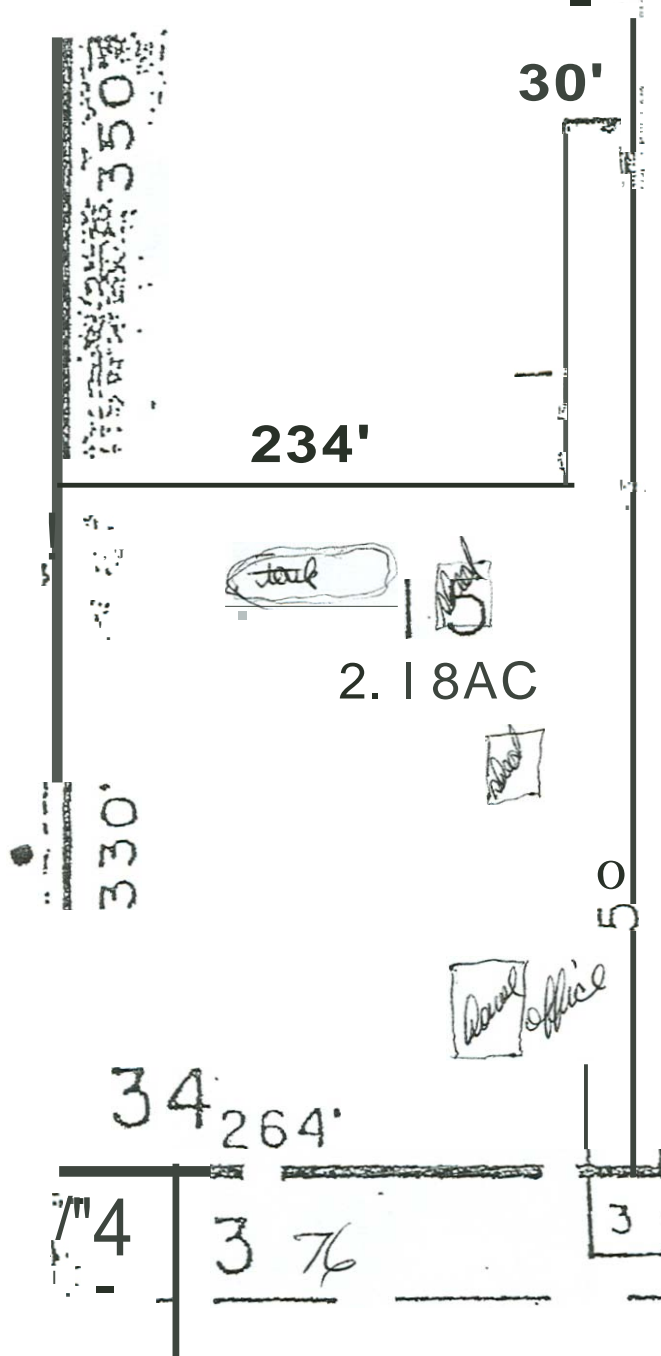
THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- 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 want to put in a propane storage facility just like the one we presently have located at Forsyth. We do want to have an office located at this facility. Our purpose for this is because we have so much business in the Branson/Hollister area that we need a storage facility closer so our trucks can load faster and be more productive. We will follow all state, county, & city guidelines in the installation of the propane tank as well as putting in the office.

Subject Property Plat (From Taney Co)



Estian, Dade,
Tone, Taney, 1
11



Mountain Country Propane LLC



APPLICATION FOR CONCEPT

**DIVISION III
TANEY COUNTY PLANNING COMMISSION**

08-9

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SIGNATURE

DATE:

Lia R. Marlow
1-23-08

(must be owner of record)

MAILING ADDRESS:

740 Oak Bluff Rd.
Branson, MO 65616

TELEPHONE NUMBER:

417-335-1065 (cell)

NAME OF REPRESENTATIVE:

as above

MAILING ADDRESS (rep.):

TELEPHONE NUMBER (rep.):

ACCESS TO PROPERTY (street # and name):

2113 Sunset Inn Rd.
Branson, MO

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

1.26

PARCEL #

08-510-22-000-001.032.000

SECTION:

TOWNSHIP:

Lefair

RANGE:

PT PL 4

NAME OF SUBDIVISION (if applicable): Le Faiver PT fl4

Lot # (if applicable) _____ BLOCK # _____

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

COMMERCIAL MULTI-FAMILY RESIDENTIAL

CENTRAL TREATMENT PLANT INDIVIDUAL

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL COMMUNITY WELL PRIVATE WELL

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN?(Circle one)
YES _____ NO YES

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

RESIDENTIAL MULTI-FAMILY COMMERCIAL ? INDUSTRIAL

SPECIAL-USE OTHER

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 would like to use this home as a vacation rental property



Nightly
Vacation Rental

3 night minimum

4 Bedrooms

1 bath

1. purple



Legendary Sunset Inn



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MP 9/5/2006



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08-8

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NAME OF PROJECT: JST Truck Terminal

NAME OF APPLICANT: Swearingin Tru LLC
 (Must be owner of record)

SIGNATURE: Mike Swearingin DATE: 1-28-08
 (Must be owner of record)

MAILING ADDRESS: 1231 Liberty Av Ozark, Mo 65721

TELEPHONE NUMBER: 417-500-0749

Representative Information

NAME OF REPRESENTATIVE: _____

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

Property Information

ACCESS TO PROPERTY (street # and name): 761 Greenwoodway
Bridgeton mo 65739

Number of Acres (or sq. ft. of lot size): 3.48 Remaining

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 property4)

SECTION: 20 TOWNSHIP: 2 N RANGE: 21 W

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

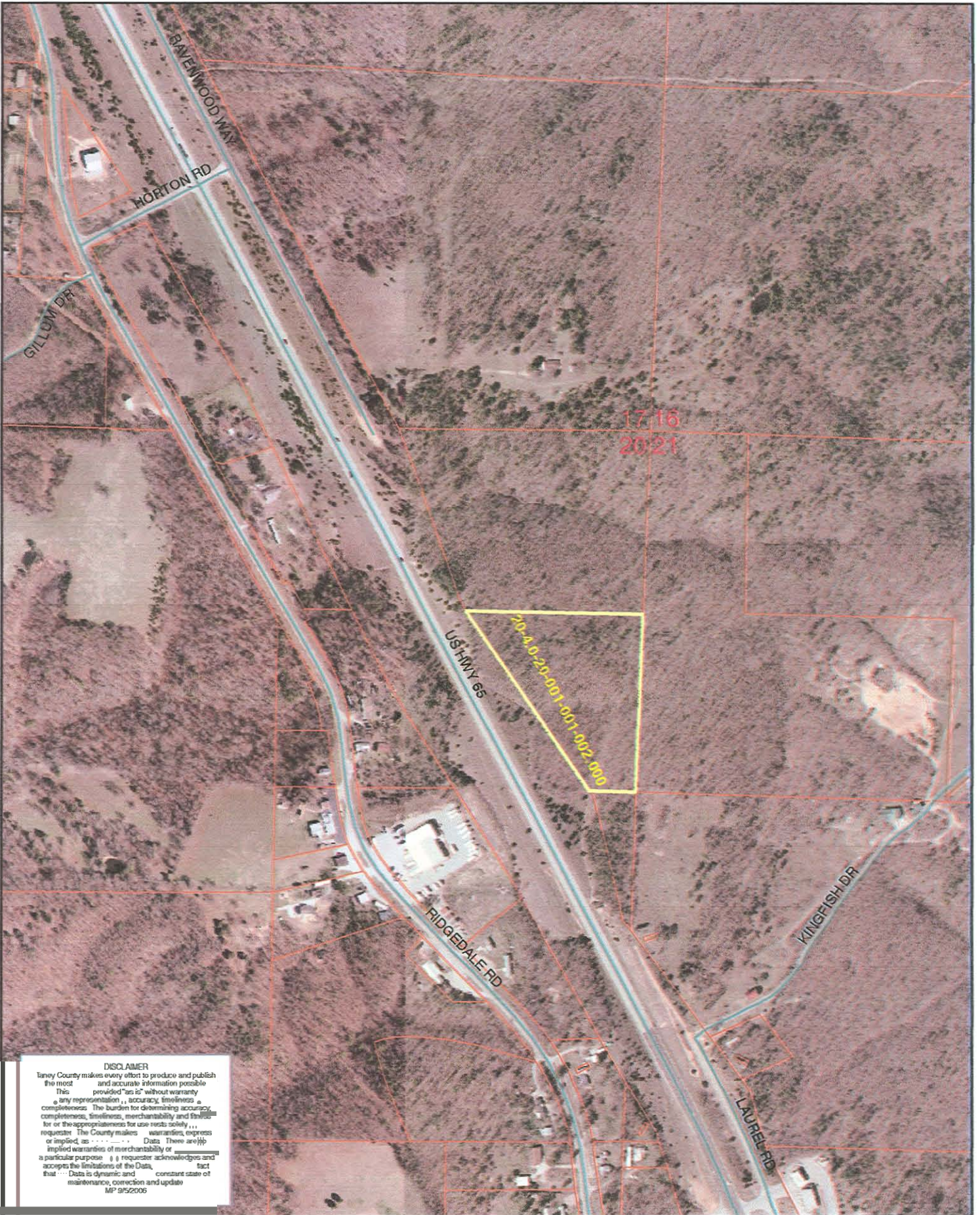
THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential Multi-Family Commercial Industrial
 Special Use Other - Explain: Trucking terminal

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 Will Have a maintenance
facility 1-2 mechanics and
Parking lot for up to 8-10 Dump Trucks
We will do minor maintenance at this
shop and service work

JST Turck Terminal



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MP 9/5/2006



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NAME OF PROJECT: Dawn Hollow

NAME OF APPLICANT: Robert Cleveringa
 (Must be owner of record)

SIGNATURE: [Signature] DATE: 1/29/08
 (Must be owner of record)

MAILING ADDRESS: 507 Yandell Cove Road, Kirksville, Mo.

TELEPHONE NUMBER: (417) 546-6260 or (417) 546-0909

Representative Information

NAME OF REPRESENTATIVE: _____

MAILING ADDRESS (rep.): _____

TELEPHONE NUMBER (rep.): _____

Property Information

ACCESS TO PROPERTY (street # and name): mm Hwy to 2nd road
on right. (Yanvell Lane Road)

Number of Acres (or sq. ft. of lot size): 30.07

PARCELI #: _____
(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: 22 TOWNSHIP: 23 RANGE: 20

NAME OF SUBDIVISION (if applicable): Dawn Hollow

Lot # (if applicable) 2 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 # _____

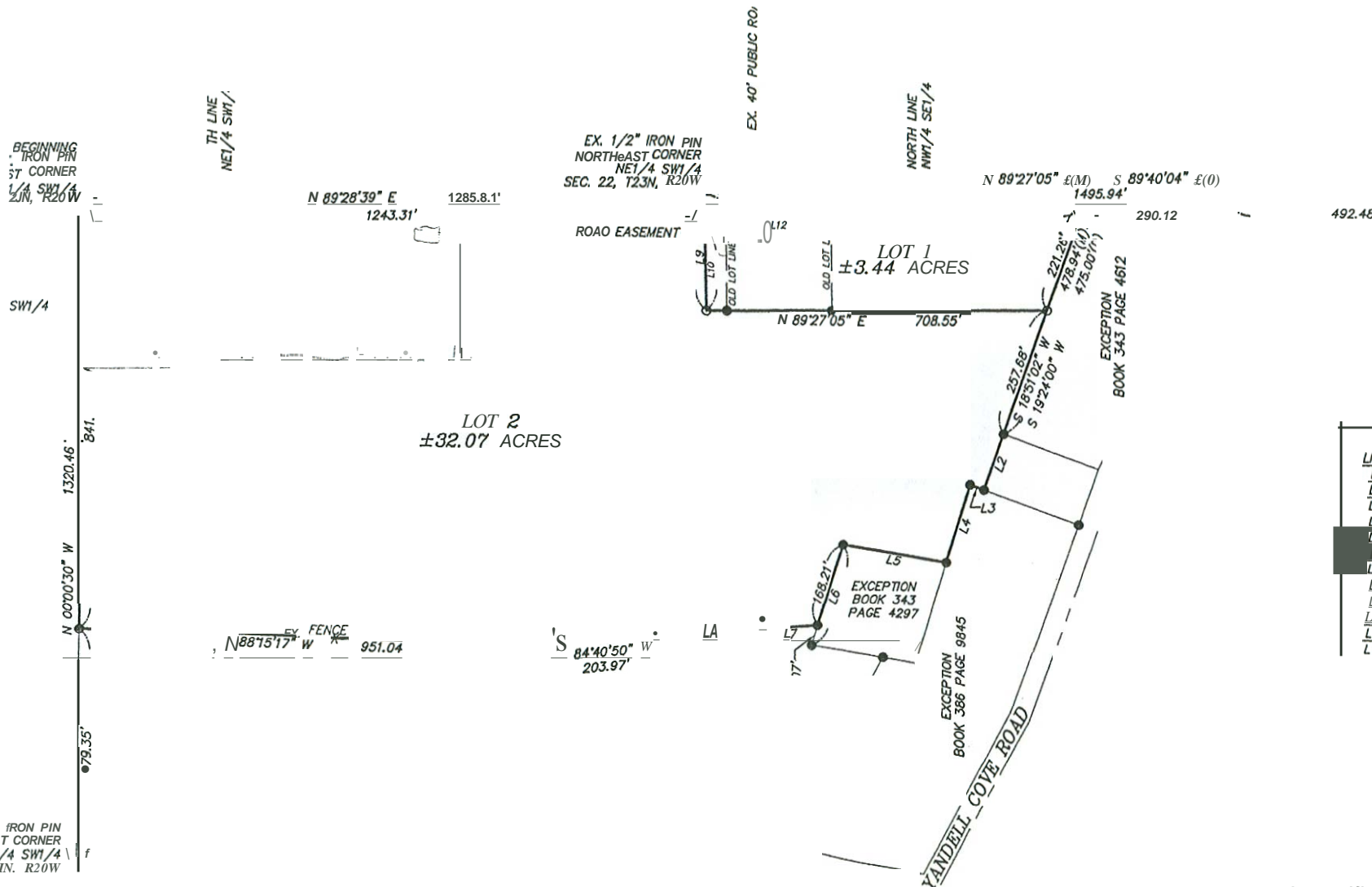
DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

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.)

Develop single family res. sub.
(Mixed Use)



LINE TABLE

LINE	LENGTH	
L1	42.51'	N
L2		N
L3		70°02'15" W
L4		S 16
L5	1210	
L6	120	16°37'15" W
L7	66	
L8	1'	
L9	4'	
L10	8.72'	
L11	1'	
L12		

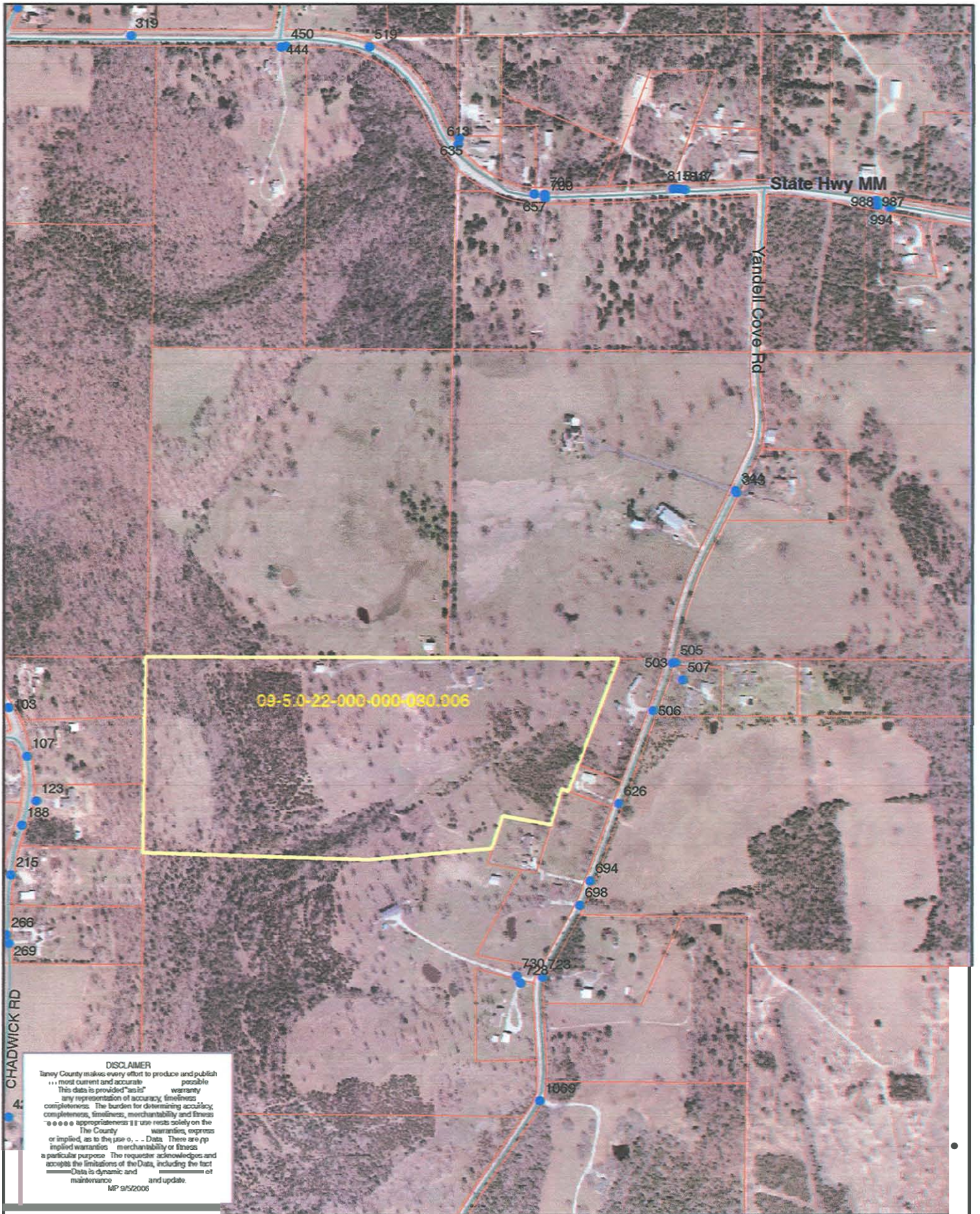
surveyor's certification

I HEREBY CERTIFY THAT AT THE REQUEST OF: ROBERT CLEVERINGA, 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 SOUNDARY SURVEYS.





Dawn Hollow



DISCLAIMER
 Wayne County makes every effort to produce and publish the most current and accurate possible data. This data is provided "as is" with no warranty, representation of accuracy, timeliness, completeness, fitness, merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and subject to change without notice and update.
 MP 9/5/2006

APPLICATION FOR CONCEPT

**DIVISION III
TANEY COUNTY PLANNING COMMISSION**

08-10

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: \$100.00, Special Use Applications: \$25.00.

NAME OF PROJECT: Slightly Rental Permit

NAME OF APPLICANT: Gale J + Cynthia A Saltzgruber
(must be owner of record)

SIGNATURE: C Saltzgruber
DATE: 1-28-08
(must be owner of record)

MAILING ADDRESS: PO Box 700 Desert Hot Spgs, CA 92240

TELEPHONE NUMBER: 417-294-1436

NAME OF REPRESENTATIVE: Taxi Jones

MAILING ADDRESS (rep.): 456 Shady Dr Beanson, MO 65616

TELEPHONE NUMBER (rep.): 417-331-0544

ACCESS TO PROPERTY street # and name: 422 Towana Colony Hollister, MO
of Acres or sq. ft. of lot size): 123x282 irr

PARCEL # 18-6.0-13-003-004-010 000

SECTION: 1.3 **TOWNSHIP:** 22 **RANGE:** 22

NAME OF SUBDMSION (if applicable): Escher

Lot # (if applicable) 11 BLOCK # _____

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

~~COMMERCIAL~~ ^{X Stewart's} MULTI-FAMILY ~~RESIDENTIAL~~ ✓

~~AGRICULTURAL~~ ~~MULTI-USE~~ ~~MUNICIPALITY~~

TYPE OF SEWAGE DISPOSAL SYSTEM:

~~CENTRAL~~ ^{Public} ✓ TREATMENT PLANT ~~INDIVIDUAL~~

PUBUC WATER SUPPLY SYSTEM:

~~CENTRAL~~ ~~COMMUNITY WELL~~ PRIVATE WELL

DOES THE PROPERTY UE IN THE 100 YEAR FLOOD PLAIN?(Circle one)
YES_NO_✓

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

~~RESIDENTIAL~~ ~~MULTI-FAMILY~~ ~~COMMERCIAL~~ ~~INDUSTRIAL~~

SPECIAL-USE OTHER

Please give a description of your proposed project induding all uses:
(IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)

See attached

Taney County Planning Commission;

We would like to be permitted to rent this home as a short term rental. This would allow us to use it part of the year and to rent it when we are out of state. This home is small and would not accommodate more than 4-5 people max at anyone time. The lot for this home is quite large, with the Taneycomo bluff on the back of the property and Iowa Colony Rd. on the front. We believe that the beautiful bluff view would make this a very nice rental property for a peaceful cottage stay.

When we originally purchased this property we intended to remodel it extensively and live there. However, shortly after we purchased the home I was transferred to California. We have been trying to sell this home for some time now and that also does not look like it is likely to happen. We want to move back to Branson, but it does not look like it will happen in the next year or two. **If** you and our neighbors will allow us to do some short term rentals on this home it would certainly help us right now.

Thanks for your help,

Gale and Cynthia Saltzgiver



Nightly Rental Permit



APPLICATION FOR CONCEPT

DIVISION III
TANEY COUNTY PLANNING COMMISSION

08-11

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: \$100.00, Special Use Applications: \$25.00.

NAME OF PROJECT: ANELLO TOWNHOMES

NAME OF APPLICANT: PETER V. ANELLO
(must be owner of record)

SIGNATURE: [Signature] Architect
DATE: 1-31-08 Agent for Owner.
(must be owner of record)

MAILING ADDRESS: 1800 E. WARM SPRINGS RD # 140
LAS VEGAS, NV. 89119

TELEPHONE NUMBER: (702) 296-3003.

NAME OF REPRESENTATIVE: THOMAS TREAT; TREAT ARCHITECTS.

MAILING ADDRESS (rep.): 415 GREEN BRYAR DR., BRANSON 65616

TELEPHONE NUMBER (rep.): (417) 336-2015 OFFICE

ACCESS TO PROPERTY (street # and name): 641 LAKE SHORE DR.

1.8 ACRES # of Acres (or sq. ft. of lot size):

PARCEL # LOT 1 OF PLOT 1

SECTION: 33 TOWNSHIP: 23 N RANGE: 21 W
SEE ATTACHED SURVEY

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 (LIFT STA)

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL TREATMENT PLANT _____ INDIVIDUAL _____

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL _____ COMMUNITY WELL _____ SEMI-PRIVATE WELL

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN? (Circle one)
YES _____ (NO)

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

RESIDENTIAL _____ MULTI-FAMILY COMMERCIAL _____ INDUSTRIAL _____

SPECIAL-USE _____ OTHER _____

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.)

CONSTRUCTION OF 13 WHOLE OWNERSHIP
TOWNHOMES WITH 2 CAR GARAGES
AT LOWEST LEVEL, AND LIVING SPACE
ON LEVELS TWO AND THREE. 25'
BUFFERS WILL BE MAINTAINED ON
SIDES, FRONT. PORTION OF LOT ALONG
TANEYCOMO (IN FLOOD PLAIN) TO BE

LEFT "NATURAL" OR PARK-LIKE.

CERTIFICATE OF SURVEY

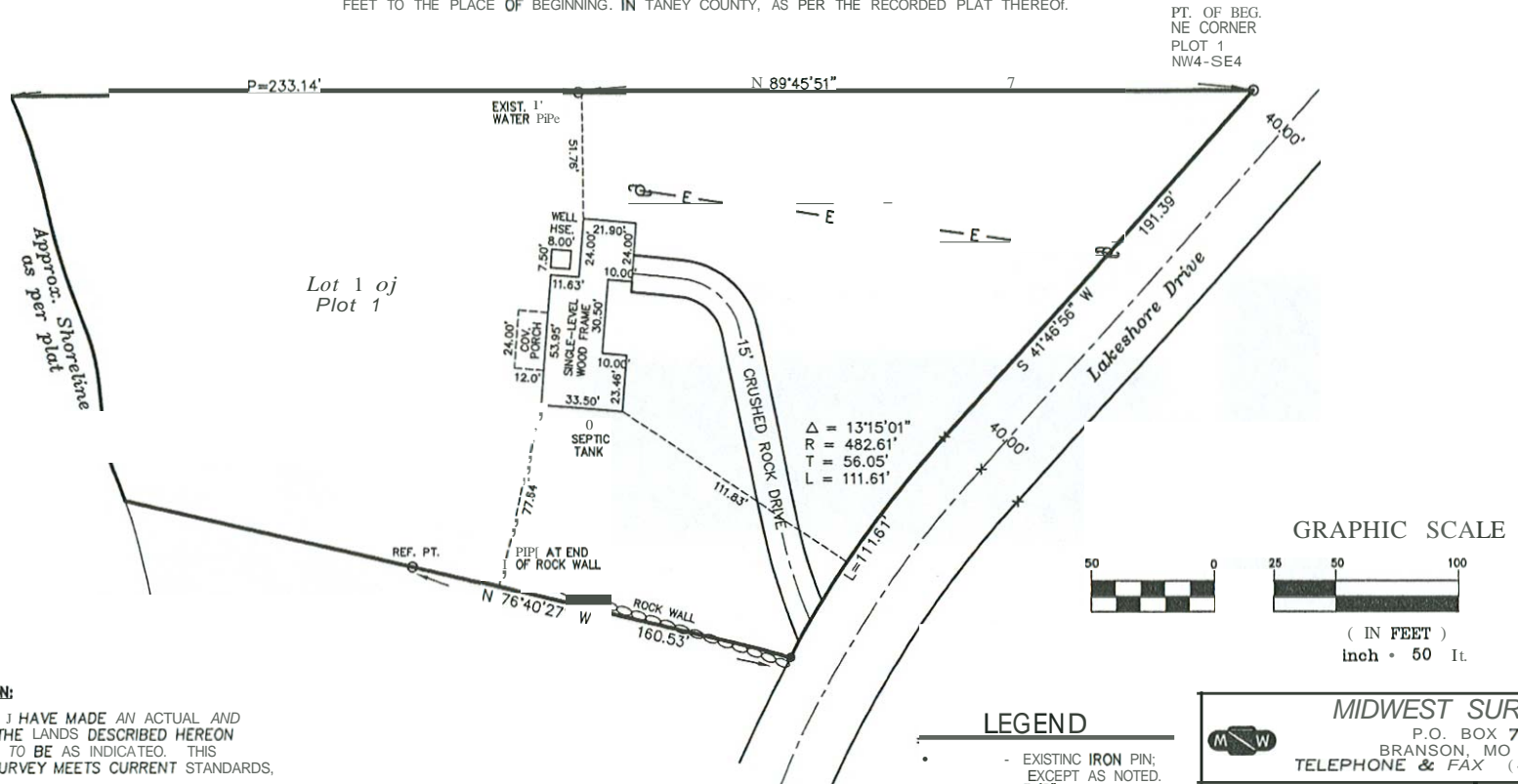
Ordered By: Bill McDonald
 Section 33, Township 23 North, Range 21 West, County Taney, State Missouri

Date: Feb. 7, 1994

DESCRIPTION AS PER DEED:

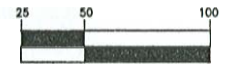
THAT PART OF THE NW4 OF THE SE4 OF SECTION 33, TOWNSHIP 23 NORTH, RANGE 21 WEST, TANEY COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PLOT 1 OF SAID NW4 OF THE 5(4, THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE EAST SIDE OF SAID PLOT 1 FOR A DISTANCE OF 30.) FEET. THENCE IN A WESTERLY DIRECTION PARALLEL WITH THE NORTH BOUNDARY OF LOT 2 OF SAID PLOT 1 TO THE EAST BANK OF LAKE TANEYCOMO, THENCE NORTH ALONG THE WEST SIDE OF SAID PLOT 1 TO THE NORTHWEST CORNER OF SAID PLOT 1, THENCE EAST 510 FEET TO THE PLACE OF BEGINNING, IN TANEY COUNTY, AS PER THE RECORDED PLAT THEREOF.



PT. OF BEG.
 NE CORNER
 PLOT 1
 NW4-SE4

GRAPHIC SCALE



(IN FEET)
 inch = 50 Ft.

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT I HAVE MADE AN ACTUAL AND ACCURAGE SURVEY OF THE LANDS DESCRIBED HEREON AND FOUND CONDITIONS TO BE AS INDICATED. THIS PROPERTY BOUNDARY SURVEY MEETS CURRENT STANDARDS.

LARRY A. GARDNER R.L.S. 1458

LEGEND

- - EXISTING IRON PIN; EXCEPT AS NOTED.
- - 5/8" IRON PIN SET
- — — CHAIN-LINK FENCE.
- - - WIRE FENCE.
- - WOOD FENCE.
- ⊕ = CORPS MONUMENT

MIDWEST SURVEYORS	
P.O. BOX 754 BRANSON, MO 65616 TELEPHONE & FAX (417) 334-5195	
DATE: FEBRUARY 7, 1994	DRAWN BY: RMT
SCALE: 1" = 50'	CHECKED BY: LAG
JOB NO.: 94-5822	DRAWING NO.:



Anello Townhomes



DISCLAIMER

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MP 9/5/2006

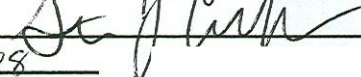
APPLICATION FOR CONCEPT
DIVISION III
TANEY COUNTY PLANNING COMMISSION

08-12

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: \$100.00, Special Use Applications: \$25.00.

NAME OF PROJECT: Dixon Storage

NAME OF APPLICANT: Tri-Sons
(must be owner of record)

SIGNATURE: 
DATE: 1/30/08
(must be owner of record)

MAILING ADDRESS: P.O. Box 1200 Hollister, MO 65673

TELEPHONE NUMBER: 417-294-4549

NAME OF REPRESENTATIVE: Wolfe Surveying Inc

MAILING ADDRESS (rep.): 800 state Hwy 248 Building 4 suite D Branson, MO, 65616

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

ACCESS TO PROPERTY (street # and name): Hwy 76

2 acres # of Acres (or sq ft of lot size):

PARCEL # 17-1.0-12-002-001-028,001

SECTION: (1) TOWNSHIP: 22 RANGE: 21

NAME OF SUBDIVISION (if applicable): Mesilla Valley

Lot # (if applicable) 1 BLOCK # _____

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

COMMERCIAL MULTI-FAMILY _____ RESIDENTIAL

AGRICULTURAL MULTI-USE _____ MUNICIPALITY _____

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL Taney County TREATMENT PLANT _____ INDIVIDUAL _____

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL District 2 COMMUNITY WELL _____ PRIVATE WELL _____

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN?(Circle one)
YES _____ NO

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

~~RESIDENTIAL~~ ~~MULTI-FAMILY~~ ~~COMMERCIAL~~ ~~INDUSTRIAL~~

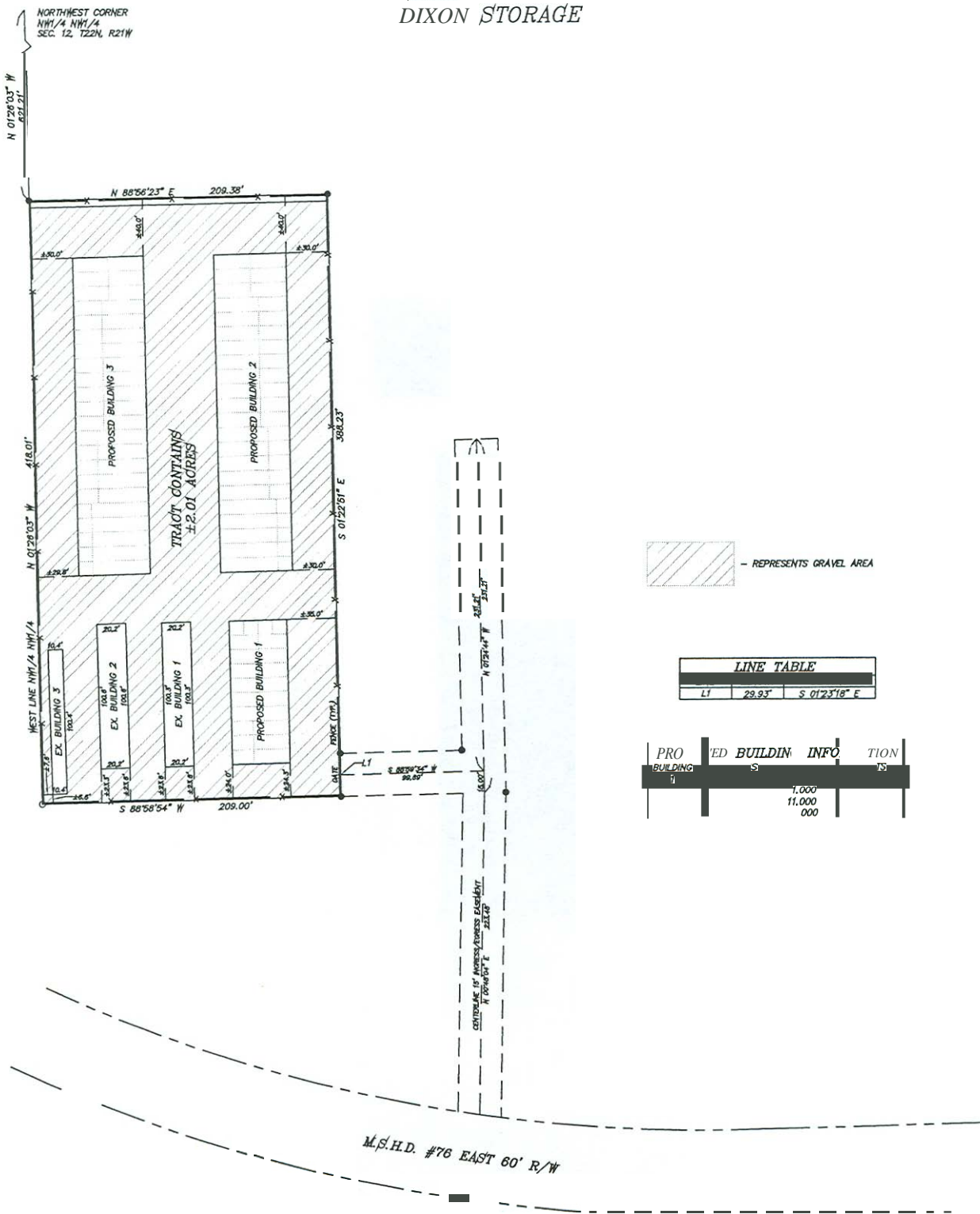
~~SPECIAL-USE~~ ~~OTHER~~

**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.)**

To build additional storage units on
property. There is 3 additional building

buildings

SITE PLAN OF DIXON STORAGE



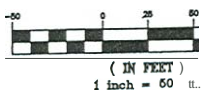
Surveyor's Certification

I HEREBY CERTIFY THAT AT THE REQUEST OF STEVE CREEDON, 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.

EDDIE D. WOLFE P.L.S. 2190
JACK E. HOUSEMAN P.L.S. 2005019222

GRAPHIC SCALE



<p style="text-align: center;">SECTIONAL MAP</p> <p style="text-align: center;">R 21 W T 2 N S 12 E 12</p>	<p style="text-align: center;">LEGEND</p> <ul style="list-style-type: none"> ○ SET IRON PIN ● EX. 1/2" IRON PIN □ EXISTING STONE △ CORPS MONUMENT ○ P.C., P.T., P.L. ▲ RIGHT-OF-WAY MARKER <p style="text-align: center;">REFERENCES</p> <p>BASE OF BEARING: WEST LINE NW1/4 NW1/4 SCALE: 1" = 60'</p>	<p>Surveyed for:</p> <p style="text-align: center;">TRI-SONS PROPERTIES, L.L.C.</p> <hr/> <p style="text-align: center;">WOLFE SURVEYING, INC. EDDIE D. WOLFE P.L.S. 2190 JACK E. HOUSEMAN P.L.S. 2005019222 800 State Highway 248, Building 4, Suite D, Branson, MO 65616 Phone: 417-334-8820 Fax: 417-334-5151</p>					
		<p>SHEET: 1 OF 1</p> <table style="width: 100%; border: none;"> <tr> <td style="border: none;">DATE:</td> <td style="border: none;">W.O. #2049</td> <td style="border: none;">DWG #2049</td> </tr> <tr> <td style="border: none;">01-30-08</td> <td style="border: none;">INDIAN R.V. WLD</td> <td style="border: none;">RFV</td> </tr> </table>		DATE:	W.O. #2049	DWG #2049	01-30-08
DATE:	W.O. #2049	DWG #2049					
01-30-08	INDIAN R.V. WLD	RFV					



Dixon Storage



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MP 9/5/2006

08-13

APPLICATION FOR CONCEPT

DIVISION III TANEY COUNTY PLANNING COMMISSION

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NAME OF PROJECT: Walkington Villas

NAME OF APPLICANT: Tri-Sons
(must be owner of record)

SIGNATURE: [Signature]
DATE: 1-30-08
(must be owner of record)

MAILING ADDRESS: P.O. Box 115 Hollister, Mo. 65673

MAILING ADDRESS (rep.): 800 state Hwy 248 Building 4 suite D Branson, Mo. 65616

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

ACCESS TO PROPERTY (street # and name): Walkington Rd

3.09 acres # of Acres (or sq. ft. of lot size):

PARCEL # 08-8.1-34-000-000-051000

SECTION: 34 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 _____

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL Taney County TREATMENT PLANT _____ INDIVIDUAL _____

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL District 2 COMMUNITY WELL _____ PRIVATE WELL _____

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN?(Circle one)
YES _____ NO

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

~~RESIDENTIAL~~ ~~MULTI-FAMILY~~ ~~COMMERCIAL~~ ~~INDUSTRIAL~~

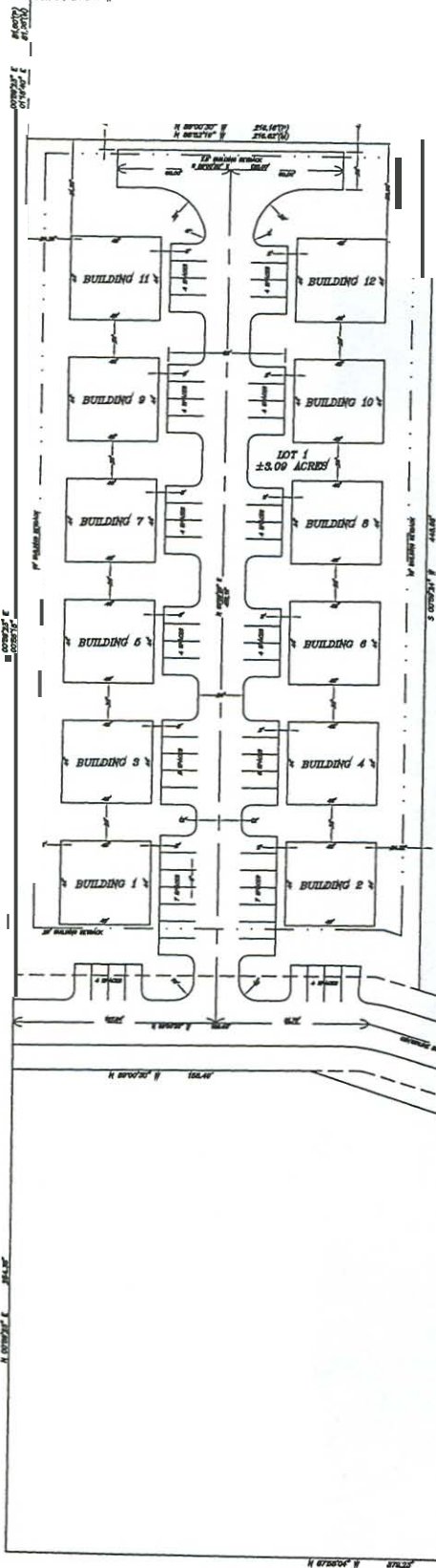
~~SPECIAL-USE~~ ~~OTHER~~

**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.)**

Build 12 Building to be platted as Condominiums
Building 1, 2, 3, and 4 will have 4 units each for a total
of 16 units. Building 5, 6, 7, 8, 9, 10, 11, and 12 will have 2
units each for a total of 16 units.

THE PLAN OF
WALKINGTON VILLAS

BEING THE
NORTHWEST CORNER
SECTION 34, T24N, R27W



DESCRIPTION

ALL OF ... OF ... AS PER THE RECORDED PLAT ... IN THE ... COUNTY RECORDS OFFICE, ... COUNTY, ... TO ALL ...

FILE NUMBER

PLA ... IN PLAT BOOK/BLK ... AT ...

CLASSIFICATION OF SURVEY

"SUBURBAN SURVEY"

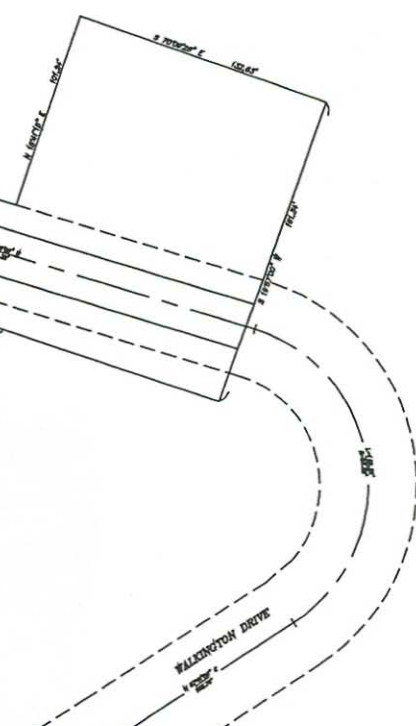
LEGEND

(M) - MEASURED

(P) - PLAT

PLAT NOTES

A TOTAL OF 12 BUILDINGS NAMED A TOTAL OF 24 ...
S. S. 2' AND 4' EACH A TOTAL OF 18 UNITS.
BUILDINGS 5, 6, 7, 8, 9, 10, 11 AND 12 EACH HAVE 2 UNITS FOR A TOTAL OF 14 UNITS.
THIS PLAT HAS 2 PARKING SPACES PER UNIT FOR A TOTAL OF 64 PARKING SPACES AVAILABLE.



Surveyor's Certification

I HEREBY CERTIFY THAT AT THE REQUEST OF ... STEVE CREEDON, 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, SIGNATURE IN BLUE INK, MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE OBTAINED FROM A COPY VIEWED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

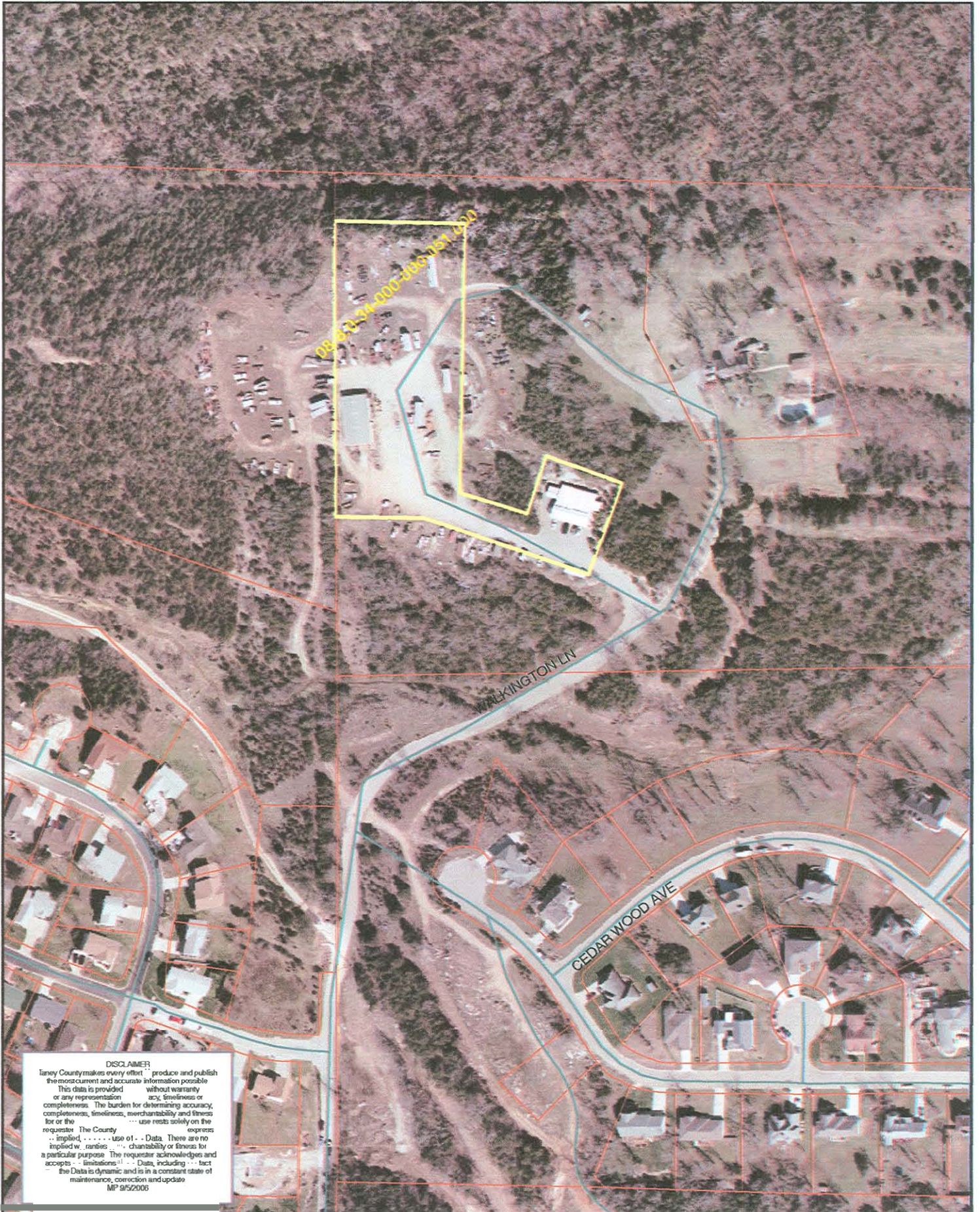
EDDIE D. WOLFE P.L.S. 280
JACK E. HOUSEMAN P.L.S. 2000018222



<p>Legend</p> <ul style="list-style-type: none"> ○ - SET IRON PIN ● - EX. (2" IRON PIN) □ - EXISTING STONE — - CORNER BENCHMARK — - P.C., P.T., P.L. — - BOUNDARY 	<p>Surveyed for</p> <p>TRI-SONS PROPERTIES, L.L.C.</p> <p>WOLFE SURVEYING, INC. EDDIE D. WOLFE P.L.S. 280 JACK E. HOUSEMAN P.L.S. 2000018222 800 State Highway 246, Building A, Duffel G. Brown, MO 65019 Phone 617-334-8222 Fax 617-334-2161</p>
<p>DATE</p> <p>01-24-08</p>	<p>SHEET 1 OF 1</p> <p>DATE: 01-24-08</p> <p>BY: E.D. WOLFE</p> <p>DWG: 2008-012</p>



Walkington Villas



DISCLAIMER
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MP 9/5/2006