



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

website: www.taneycounty.org

MINUTES
TANEY COUNTY PLANNING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 19, 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 five members present. They were: Sarah Klinefelter, Shawn Pingleton, Joey Staples, Mark Blackwell, and Jim Brawner. Staff present: Eddie Coxie, Bonita Kissee, Marla Pierce, Dan Nosalek, Keith Crawford, and Bob Paulson.

Dan Nosalek read a statement explaining the meeting procedures.

Review and Action:

Minutes. January 2008: With no additions or corrections a motion was made by Joey Staples to approve as written. Mark Blackwell seconded. The vote to approve was unanimous.

Final Votes:

Ginger, LLC: request by Anthony W. Collier to construct three additional buildings to the existing dietary supplement manufacturing facility located at 10203 Mo. East Hwy. 76. Mrs. Klinefelter clarified the request. Kevin Hampton represented the developer. Joey Staples clarified that this request was for all three phases. Mr. Hampton stated that as soon as approval is received construction will begin on phase one. There should be approximately a year between construction of each phase according to Mr. Hampton. Shawn Pingleton made a motion to approve based upon the decision of record. Seconded by Jim Brawner. The vote to approve was unanimous.

Cross Creek Development: request by RBA Inv., LLC and GGW Inv. LLC to develop Lots C5 and C7 as commercial located off St. Hwy. 76. Mrs. Klinefelter clarified the request. The representative addressed questions. Jim Brawner made a motion to approve based upon the decision of record. Shawn Pingleton seconded. Mr. Pingleton asked that the Decision of Record state the request is retail. Mark Blackwell abstained. The vote to approve was four in favor.

Poverty Point Duplexes: request by Harry Hodges to construct a duplex condominium development for whole ownership located at Dale Ave. and Winkle.

Mrs. Klinefelter clarified the request. Jeff Hodges addressed questions from the Commission. The project is three units. Mr. Pingleton asked how much vegetation would be removed, and Mr. Hodges stated that no vegetation was planned to be removed. The garage will be next to Winkle which would buffer between the residential. With no other discussion a motion was made to approve by Shawn Pingleton with the addition of a required 30' buffer (of natural vegetation) on the east side running from north to south. Mark Blackwell seconded. The vote to approve was unanimous.

Builder's Marketplace: request by Paul Krueger to construct a warehouse for a retail and wholesale business located at Jim Perry Road. Mrs. Klinefelter clarified the request. Paul Krueger addressed questions from the Commission. Mr. Pingleton clarified five buildings are planned. The Commission advised Mr. Krueger that any addition to a building or change of use will have to come before the Commission. The fifth building size will be set when the property is sold or leased and when the Division II permit is issued. Mark Blackwell made a motion to approve based upon the decision of record. Joey Staples seconded. The vote to approve was unanimous.

Moments by Pat Photography: request by Pat Lambert to operate a photography studio from her home located in Sterling Estates Building H Unit B at 189 Sterling Way. Mrs. Klinefelter clarified the difference between an in home occupation vs. a special use permit. Mr. Crawford explained the difference and why this request must be approved as an in home occupation if approved. Mrs. Klinefelter pointed out that the use would not follow the property if sold. Mr. Staples commented that he had never seen this much documentation, and that it didn't matter if this was approved or disapproved that a friendship had been lost due to the bickering between the two property owners. Mrs. Klinefelter asked Mr. Crawford to address the Commission regarding his investigation of the issue. He reported that he and Mr. Pingleton visited the site and clarified that the sand box is set up as a decorative lawn ornament. In his opinion the main floor appears to be a residence with the dining room set up for display of photographs, the basement is two rooms being used as business, and two rooms as residential. He wasn't entirely convinced that this was a full time residence. Mr. Crawford presented a spreadsheet to show the percentage of space being used as commercial which shows 37 to 49% being used as business. Mr. Brawner read what the definition of a home occupation is as stated in the Code which states not more than 1/3 of the home can be used. Mr. Crawford addressed the traffic issue and stated that there isn't enough on site parking according to the stipulations of the Code and would impede traffic flow. He also reported that the driveway is not large enough for four cars to park. He presented information given to the Planning staff by the Fire District and stated that if approval was given, fire extinguishers would have to be placed in the home and that there is not adequate access for a fire truck, and since this is a duplex, sprinklers would

to go less than 200', and that if they approve this 100', he would have the option to appeal to the Board of Adjustment. Mr. Paulson reminded that an economic hardship could be proved which the Board requires. Joey Staples seconded the motion. The vote to approve was unanimous.

Concepts:

OPV Change to Commercial: a request by Oakmont Community Improvement Assoc. to change Lots 1-8 and 33-43, Block 40 of OPV from residential use to commercial use for the purpose of expanding the facilities. The property is located off Delta Drive. This project was postponed.

Soup Shop: a request by Stan Kolar to operate a small restaurant from an existing building located at 9383 E. St. Hwy. 76. Mr. Kolar explained his plans. Mr. Coxie explained the location. Hours of operation would be 6 a.m. to 6 p.m. seven days a week. Mr. Kolar stated that he would need approximately 20 parking spaces. There will be at least two employees. This project will proceed to public hearing next month.

Mountain Country Propane, LLC: a request by SNB LLC and Bryant Landscaping Dev. LLC to operate a propane storage facility with office located at 985 E. St. Hwy. 76. Mike Yearly representing the request explained his plans and location and stated that it is beside the Lions Club building. There is an existing building which would eventually be used as an office. Mr. Yearly reported that several state and federal requirements must be followed. This is the second facility applied for. This property was previously a nursery. This project will proceed to public hearing next month.

Legendary Sunset Inn: a request by Lisa Manion to operate a nightly rental from an existing single family dwelling located at 2113 Sunset Inn Road. This project postponed.

JST Truck Terminal: a request by Swearingin Inv. LLC to operate a truck maintenance facility with 1-2 mechanics and parking lot for up to 8-10 dump trucks for minor maintenance and service work located 761 Ravenwood Way, Ridgedale. Mike Swearingin explained his plans and location. This project is off the outer road on the east side. There will be approximately two employees. He would like to have room to park six to eight trucks on the property. The property is 3.8 acres. A chain link fence is planned for the back side of the property. This project will proceed to public hearing next month.

Dawn Hollow: a request by Robert Cleveringa to develop a single family residential subdivision located off Yandell Cove Road, and MM Hwy. Mr. Cleveringa explained his plans and location of the project, he owns an acreage which is a platted subdivision, and would like to deed two parcels to his children

which would create a minor subdivision requiring Planning Commission approval. Staff explained County Road Standards that would have to be met for approval. Mrs. Klinefelter asked the applicant to provide them with a survey showing location of additional parcels. Mr. Pingleton pointed out that if in the future the applicant wished to deed anymore property he should plan on that now. Staff will guide the applicant through the process. This property will proceed to public hearing next month.

Saltzgeber Nightly Rental: a request by Gale and Cynthia Saltzgeber to operate a nightly rental from an existing single family dwelling located at 422 Iowa Colony Road. Jan Jones represented the applicants and explained the location and plans. This property is small enough that would only handle up to four people and two cars at a time. Mr. Coxie explained the requirements for this type of request. This project will proceed to public hearing next month.

Anello Townhomes: a request by Peter V. Anello to construct 13 whole ownership townhomes located at 641 Lakeshore Dr. Tom Treat representing the applicant explained the plans and location and stated that it is across the lake from Belks at Branson Landing. The existing structures will be razed. Each unit will have a two car garage on the bottom and living room, on the second floor and bedrooms on the third floor, with elevator. Because there is no provision in the Code for lots this small, this project will have to be condominium style development. Engineering studies have been done which showed that there is capacity within the sewage treatment plant for this project. Staff explained that a traffic study had been done. Mr. Treat stated that he would meet with Mr. Preston. This project will proceed to public hearing next month.

Dixon Storage: a request by Tri-Sons Construction to build 3 additional buildings to make a total of 110 units located at Mesilla Valley Subdivision Lot 1 off St. Hwy. 76. Eddie Wolfe represented the developer and explained this is on the west side of St. Hwy. 76 outside the city limits of Kirbyville. This project will proceed to public hearing next month.

Walkington Villas: a request by Tri-Sons Construction to construct 12 buildings to be platted as condominiums for a total of 32 units located at Walkington Road. Eddie Wolfe representing the developer explained this is located at the southeast of Cross Creek and it was previously the Epps property where the office used to be. This project will proceed to public hearing next month.

Old and New Business:

No discussion.

Adjournment.

With no other discussion a motion was made by Jim Brawner to adjourn. Seconded by Joey Staples. The vote to adjourn was unanimous. The meeting adjourned at 9:15 p.m.

APPLICATION FOR CONCEPT

**DIVISION III
TANEY COUNTY PLANNING COMMISSION**

08-9

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: Legendary Sunset Inn

NAME OF APPLICANT: Lisa Manion
(must be owner of record)

SIGNATURE: Lisa R Manion
DATE: 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 # 08-50-22-000-001-032.000

SECTION: _____ TOWNSHIP: Lefair RANGE: _____

PT PL 4

NAME OF SUBDIVISION (if applicable): Le faver PT PL4

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

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 ~~units~~

4 bath

16 people



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08-15

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NAME OF PROJECT: ROW STORAGE & SALES LOT

NAME OF APPLICANT: RON'S TRAILERS & LANDSCAPING INC
(Must be owner of record)

SIGNATURE: Ron Todd
(Must be owner of record)

DATE: 2-1-08

MAILING ADDRESS: 507 CLEVENGER COVE Rd HOLLISTER, MO. 65672

TELEPHONE NUMBER: 417 337-4958

Representative Information

NAME OF REPRESENTATIVE: RON Todd

MAILING ADDRESS (rep.): 507 CLEVENGER COVE Bel HOLLISTER, MO. 65672

TELEPHONE NUMBER (rep.): 417 337-4958

Property Information

ACCESS TO PROPERTY (street # and name): CLEVENGER COVE
Rd TO PARADISE LN

Number of Acres (or sq. ft. of lot size): 42,600 Sq. FT

PARCEL #: 18-7.D-35-004-019-002.000

(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: 35 TOWNSHIP: 22 RANGE: 22

NAME OF SUBDIVISION (if applicable): ARCADIA LAND (NB)

Lot # (if applicable) 1-13 BLOCK # 20

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.)

TO STORE BOAT, PONTON & UTILITY
TRAILERS. NEW & USED. STORAGE OF FRAMES
& EQUIPMENT NEEDED TO OPERATE THE
OVER FLOW OF TRAILER BUSINESS. NO
STRUCTURE BE BUILT ON PROPERTY.

Taney

Overview

layers

Parcel Dimensions

Parcel Numbers

Parcels

Roads

Tax Annotation

Name Annotation

legal Annotation

District Annotation

PLS Annotation

Water Annotation

School Districts

Fire Districts

Ambulance Districts

lakes

Corporate Umits

PLS Townships

PLS Township Annotation

Urban Imagery

Urban Imagery (200 scale)

Rural Imagery

Townships

legend

Map Search Comp Search Results Comp Results Report



Scale: 1 in = 127ft

Map



Summary

Parcel 10	18-7.0-35-004-019-002.000	aass	Owner Name	RON'S TRAIIEI
Sec/Twp/Rng	35-22-22	Acreage 0.00	Owner Address	RON'S TRAIIEI
Property Address				507 CIEVENGE HOLLISTER MC

District	SCWX
Brief Tax Description	ARCADIA LANDING LTS 1 TH 13 8IK 20 (Note: Not to be used on legal documents)

Announcements:

search across multiple counties with Guidepost!



Rons Storage & Sales Lot



DISCLAIMER

Tarpy County makes every effort to produce and publish information possible. This information is without warranty or any representation of accuracy, timeliness, completeness, suitability, merchantability and fitness for or the County. The County warrants, expressly or implied, that the Data. There are no implied warranties of merchantability. The requester acknowledges that the Data, including fact sheets, is dynamic and is in a constant state of maintenance, correction and update. MP 9/5/2005



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08-20

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

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NAME OF PROJECT: Crossland Storage, LLC

NAME OF APPLICANT: Jim Schmig
 (Must be owner of record)

SIGNATURE: [Signature] **DATE:** 2-22-08
 (Must be owner of record)

PROJECT: 278 Jefferson Road, Branson, MO 65616
MAILING ADDRESS: 421 Cedar Hills Road, Ozark, MO 65721

TELEPHONE NUMBER: 417-485-3725 (Home) 417-239-1372 (Storage)
 meg

Representative Information

NAME OF REPRESENTATIVE: Jim Schmig

MAILING ADDRESS (rep.): 421 Cedar Hills Road, Ozark, MO 65721

TELEPHONE NUMBER (rep.): 417-485-3725

Property Information

ACCESS TO PROPERTY (street # and name): 278 Jefferson Road

BRANSON, MO

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

1 PARCEL #: 08-2.0-09-000 00Q-038.001
(Parcel # MUST be on permit. Example: 00-0.0-00-000-000.000. 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: 9 TOWNSHIP: 23 RANGE: 21

NAME OF SUBDIVISION (if applicable): _____

Lot # (if applicable), BLOCK # _____

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

- Commercial Multi-Family Residential Agricultural
 Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM: N/A
 Treatment Plant Individual
 Central Sewer: District # _____

WATER SUPPLY SYSTEM: N/A
 Community Well Private Well
 Central: District # _____

DOES THE PROPERTY LIE IN THE 10a-YEAR FLOOD PLAIN? Yes No

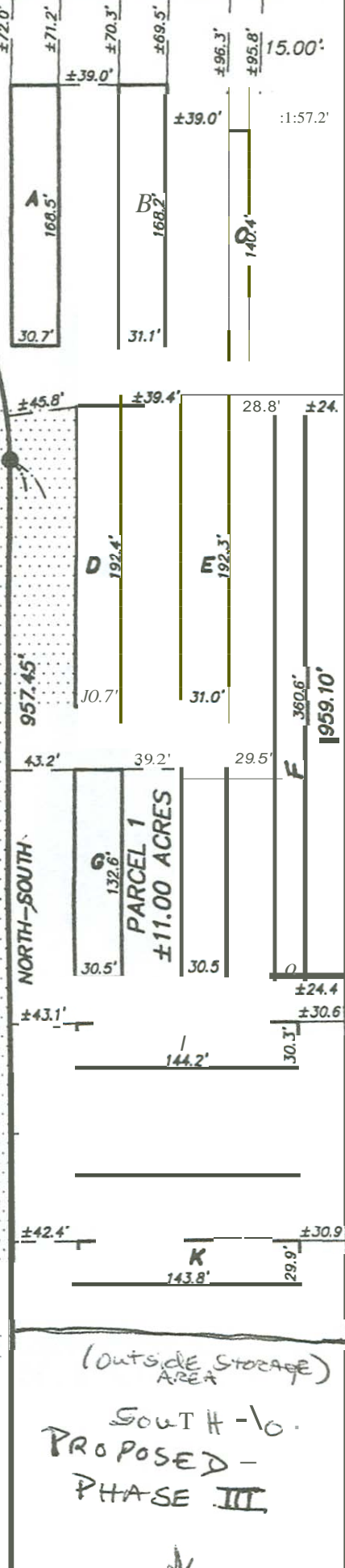
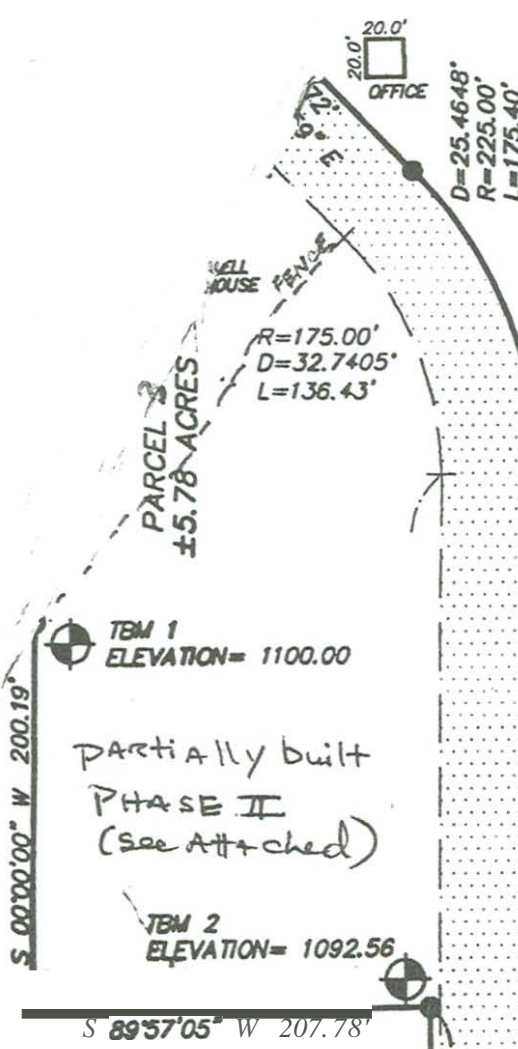
THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

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

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Construct Additional Storage Units on Adjacent
5.510 Acres to total 11 Acres minus the
Adequate Green Space and Water
Retention Already in place Request
Permits for an Additional 105 units.

89°01'41" W 407.30' ±72.0' ±71.2' ±70.3' ±69.5' ±96.3' ±95.8' 15.00'



520.3'(DEED)
519.96'(MEAS)

CROSSLAND
STORAGE, L.L.C.
EXISTING
BUILDINGS
A - K
PHASE I

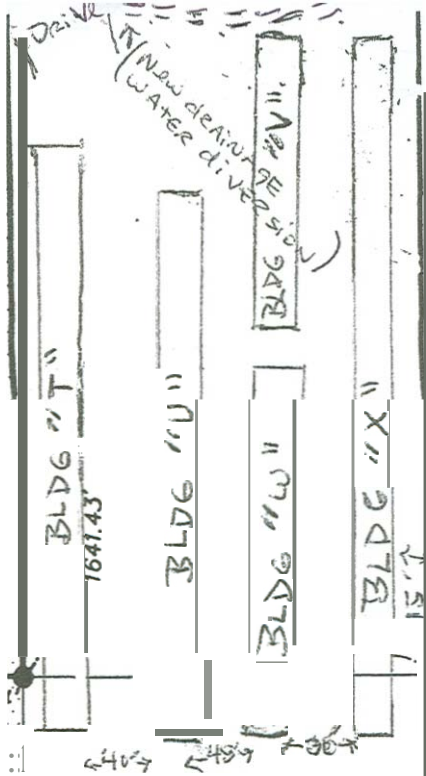
1959.10'
2660.83'

1959.10'

S 00°15'14"°
S 00°15'19"

1583-3584

FOR PHASE
III
ENLARGE
EXISTING
WATER
RETENTION POND
300%



(TO OUTSIDE STORAGE PHASE I)

PROPOSED PHASE III

(possibly split BLDG "U"?)

- - - x - - - =EXISTING FENCE

DEED RECORD SOURCE:

PARENT TRACT

QUIT CLAIM DEED
800K J19, AT PAGE 4557

CLASSIFICATION Of SURVEY

URBAN SURVEY



BENCHMARK INFORMATION:

TBM 1: TOP OF EXISTING 1/2" IRON PIN
ASSUMED ELEVATION BASED ON
U.S.G.S. QUADRANGLE

ELEVATION= 1100.00'

TBM 2: TOP OF EXISTING 1/2" IRON PIN

ELEVATION= 1092.56'

258.59'

EX. 1/2' IRON PIN
SE COR. N1/2 SW1/4 SW1/4

THE SW1/4, A DISTANCE OF 107.00'
DISTANCE OF 181.77 FEET TO AN EXI
2190, ON THE EAST RIGHT-OF-WAY L
NEW POINT OF BEGINNING; THENCE N
129.08 FEET TO AN EXISTING 1/2" IR
PROPERTY DESCRIBED IN THE DEED N
AND 3584 OF THE RECORDS OF TANE
S 00°08'59" E, A DISTANCE OF 200.1
PIN; THENCE N 89°57'28" E, A DIST
EXISTING 1/2" IRON PIN MARKING DE
DESCRIBED IN BOOK 358, AT PAGES
S 00°01'51" E, A DISTANCE OF 74.8
LINE OF THE N1/2 OF THE SW1/4 OF
ALONG THE NORTH LINE OF THE NE1/4
DISTANCE OF 11.20 FEET; THENCE S
833.98 FEET TO A POINT ON THE SE
OF THE SW1/4; THENCE N 88°32'44"
N1/2 OF THE SW1/4 OF THE SW1/4
POINT ON THE EAST RIGHT-OF-WAY
THE EAST RIGHT-OF-WAY LINE OF A
THENCE N 10°12'55" W, A DISTANCE
RIGHT-OF-WAY MARKER AT/OR NEA
THENCE N 00°02'17" E, A DISTANCE
PIN MARKING STATION 405+00 AND
N 10°15'15" W, A DISTANCE OF 133.1
BEGINNING; CONTAINING 13.54 ACRES
ALL EASEMENTS AND RESTRICTIONS

DESCRIPTION PARCEL 3:

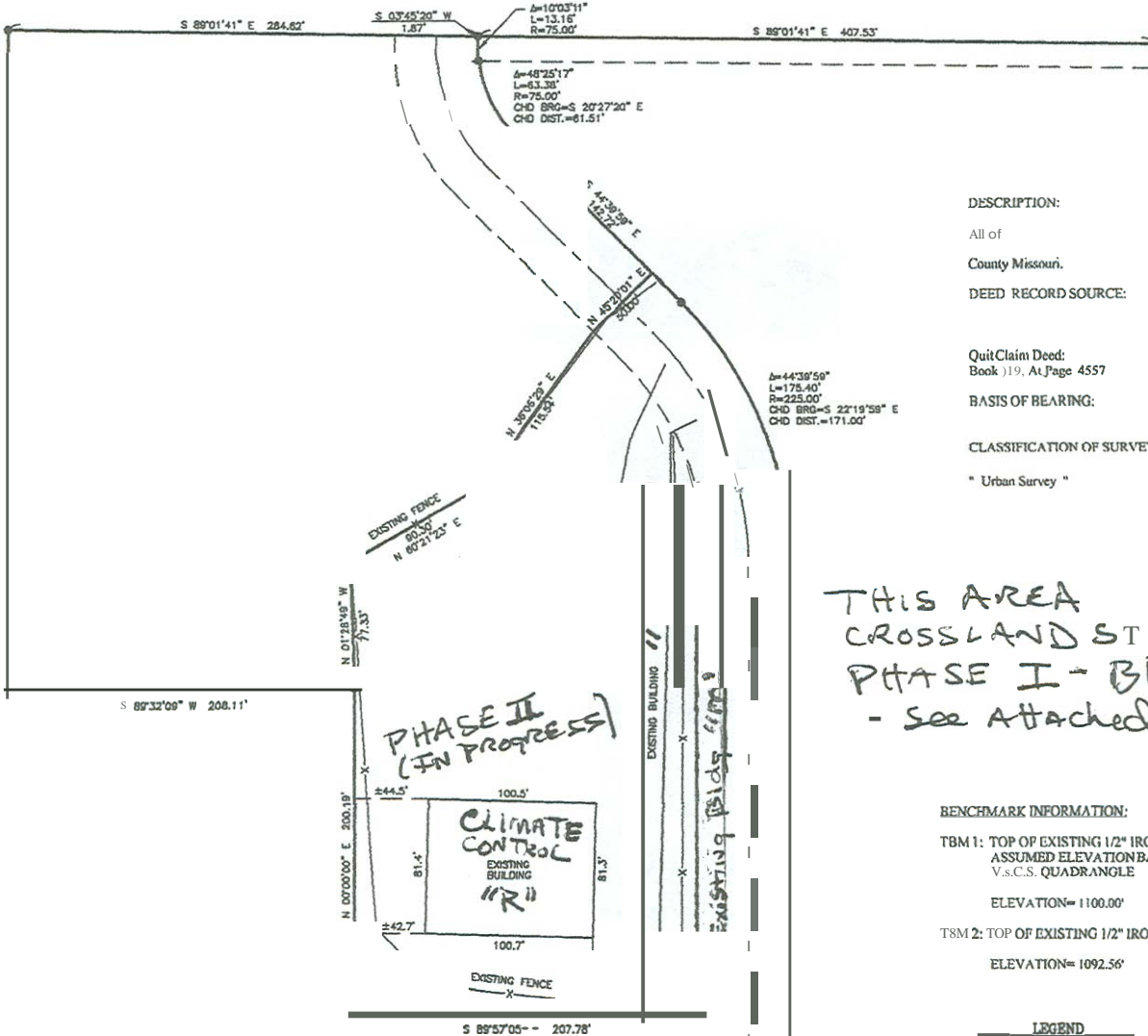
A TRACT OF LAND SITUATED IN THE
TOWNSHIP 23 NORTH, RANGE 21 WE
MORE PARTICULARLY DESCR " AS
CORNER OF THE NW1/4 OF THE SW
EAST LINE OF THE NW1/4 OF THE S
POINT ON THE SOUTH RIGHT-OF-WAY
ROAD F-10); THENCE N 89°01'41" W
LINE OF JEFFERSON ROAD, A BEING
POINT OF BEGINNING; THENCE S 89°
RIGHT-OF-WAY LINE OF JEFFERSON
THENCE SOUTHERLY ALONG A 76.30
FEET (SAID CURVE HAVING RADIUS
S 44°39'59" E, A DISTANCE 142.
ALONG A 25.4648 DEGREE CURVE H
HAVING A RADIUS OF 223.00 FEET;
FEET TO A ON THE SOUTH LINE OF
N 88°36'21" W, ALONG THE SOUTH
DISTANCE OF 54.64 FEET; THENCE N
699.70 FEET; THENCE S 89°37'05"
THENCE NORTH, A DISTANCE OF 20
DISTANCE OF 208.11 FEET; THENCE
OF 400.10 FEET TO A POINT ON THE
JEFFERSON ROAD; THENCE S 89°01'
WAY LINE OF JEFFERSON ROAD, A B
POINT OF BEGINNING; CONTAINING 5
SUBJECT TO THE SEWER AND WATER
OTHER EASEMENTS AND RESTRICTION

DESCRIPTION SEWER AND WATER A:

A STRIP OF LAND LYING OVER AND
THE NW1/4 OF THE SW1/4 AND THE
SECTION 9, TOWNSHIP 23 NORTH, R
MISSOURI, BEING MORE PARTICULAR
AT THE NORTHEAST CORNER OF THE
S 00°15'14" W, ALONG THE EAST LI
DISTANCE OF 37.45 FEET TO A POI
JEFFERSON ROAD (FORMERLY COUNT
BEGINNING; THENCE CONTINUING S
OF THE NW1/4 OF THE SW1/4, A DI
N 89°01'41" W, PARALLEL WITH THE

New - BOUNDARY SURVEY

CROSSLAND STORAGE, LL CO



DESCRIPTION:

All of
County Missouri.
DEED RECORD SOURCE:

Quit Claim Deed:
Book 119, At Page 4557

BASIS OF BEARING:

CLASSIFICATION OF SURVEY:

" Urban Survey "

**THIS AREA
CROSSLAND STORAGE
PHASE I - Bldgs A-K
- See Attached sheet**

BENCHMARK INFORMATION:

TBM 1: TOP OF EXISTING 1/2" IRON PIN
ASSUMED ELEVATION BASED ON
V.S.C.S. QUADRANGLE

ELEVATION= 1100.00'

TSM 2: TOP OF EXISTING 1/2" IRON PIN

ELEVATION= 1092.56'

LEGEND

- EXISTING PIN
- SET IRON PIN
- EXISTING STONE
- ⊕ UTILITY POLE
- TELEPHONE PEDESTAL
- ⊗ LIGHT POLE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- SEWER MANHOLE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT AT THE REQUEST OF: JIM SCHMIG 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.

DAINE KAY DIEBOLD L.S. 2626
KENNETH J. BUCHANAN L.S. 2840, P.L.S. 1907

SURVEYED JIM SCHMIG

FOR: SECTIONAL MAP

R 21 W

T 23 N

SEC. 9

W.O.# 13110_SV

DATE: 1-29-2007

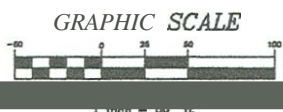
DRAWN BY: JME

CHECKED BY: KJB

REVISED:

SCALE: ... SO'

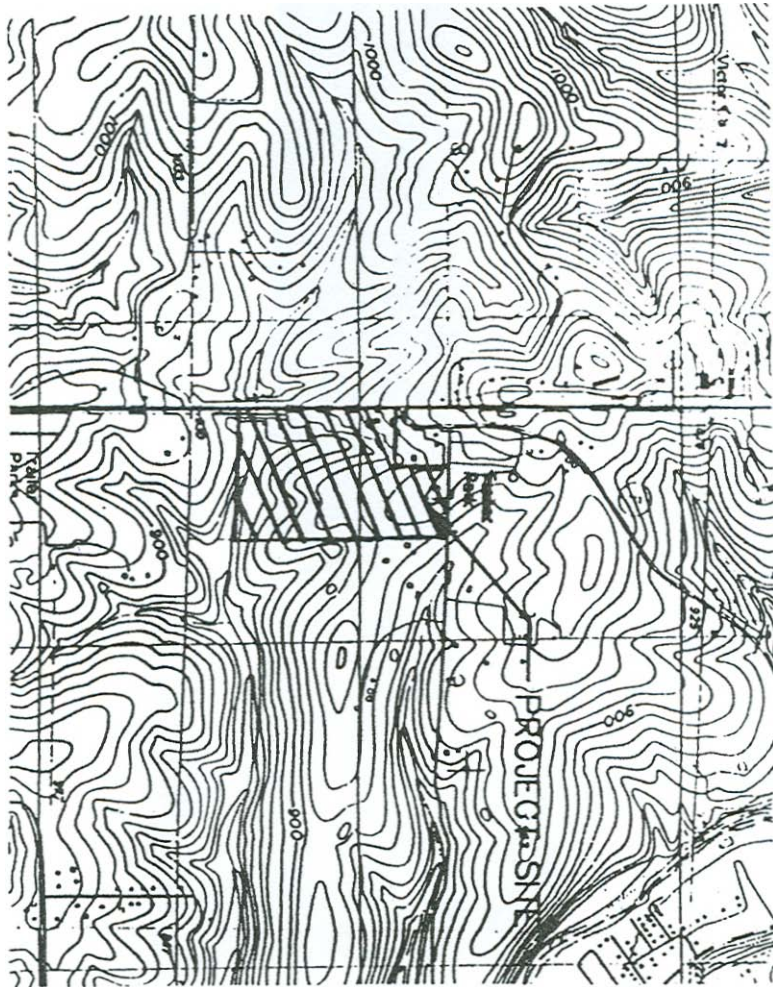
SHEET: 1 OF 1



ALL PLATS THAT DO NOT SHOW A SEAL, SIGNATURE IN RED INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ON THIS DOCUMENT.

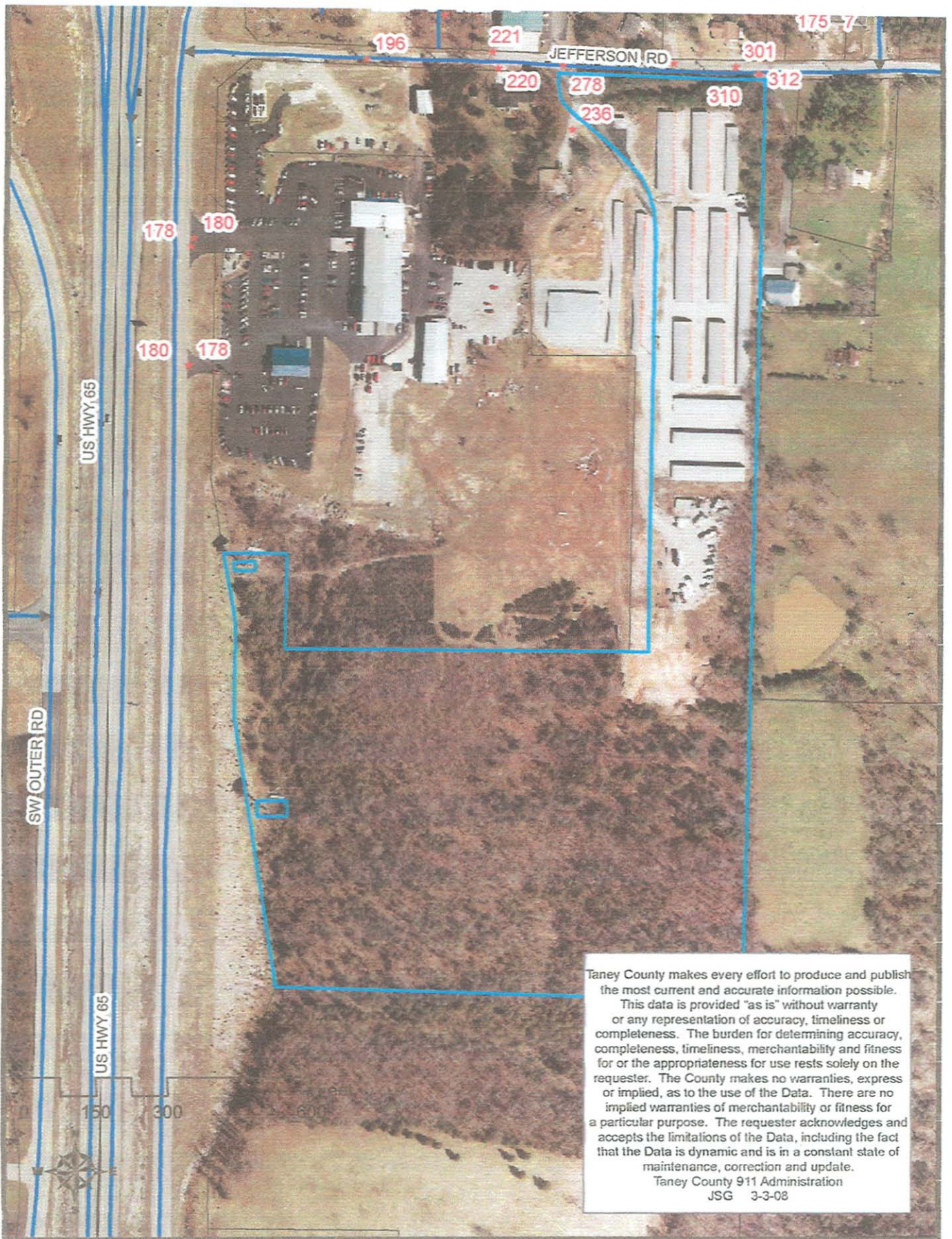
RSE
ROZELL SURVEY CO.
2404 STATE HWY. 248 STE 4
BRANSON, MISSOURI 65616
PHONE: (417) 334-4111
FAX: (417) 334-4181

E HWY 248 SUITE 4
N SON, MO 65616
1 (417) 334-4181 (FAX)



VICINITY MAP
NOT TO SCALE

1.0.0



Crossland Storage

APPLICATION FOR CONCEPT

08-21

**DIVISION III
TANEY COUNTY PLANNING COMMISSION**

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NAME OF

PROJECT: Verizon Wireless SSL Tower

NAME OF

APPLICANT: Buddy Dean Roberts
(must be owner of record)

SIGNATURE

Buddy Dean Roberts
DATE: 2-27-08
(must be owner of record)

MAILING

ADDRESS: 141 Main Street, Forsyth, MO 65653

TELEPHONE

NUMBER: 417-546-5612

NAME OF REPRESENTATIVE:

MAILING ADDRESS (rep.): Arceta Davidson

TELEPHONE NUMBER (rep.): 14973 CR 1023, St James, MO 65559

ACCESS TO PROPERTY (street # and name): 600 Coy Blvd, Forsyth, MO

2 ± Ac *# of Acres (or sq. ft. of lot area)*

PARCEL # 04-8.0-33-002-003-006.000

SECTION: _____ **TOWNSHIP:** 2 **RANGE:** _____

REC'D 2-27-08

NAME OF SUBDIVISION (if applicable): _____

Lot # (if applicable) 6 BLOCK # _____

WITHIN 500' FROM THIS PROPERTY OR: (check all land uses that apply)

COMMERCIAL MULTI-FAMILY RESIDENTIAL
AGRICULTURAL MULTI-USE MUNICIPALITY

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL TREATMENT PLANT NONE INDUSTRIAL

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL COMMUNITY WELL NONE PRIVATE WELL

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN? (Circle one)

YES NO X

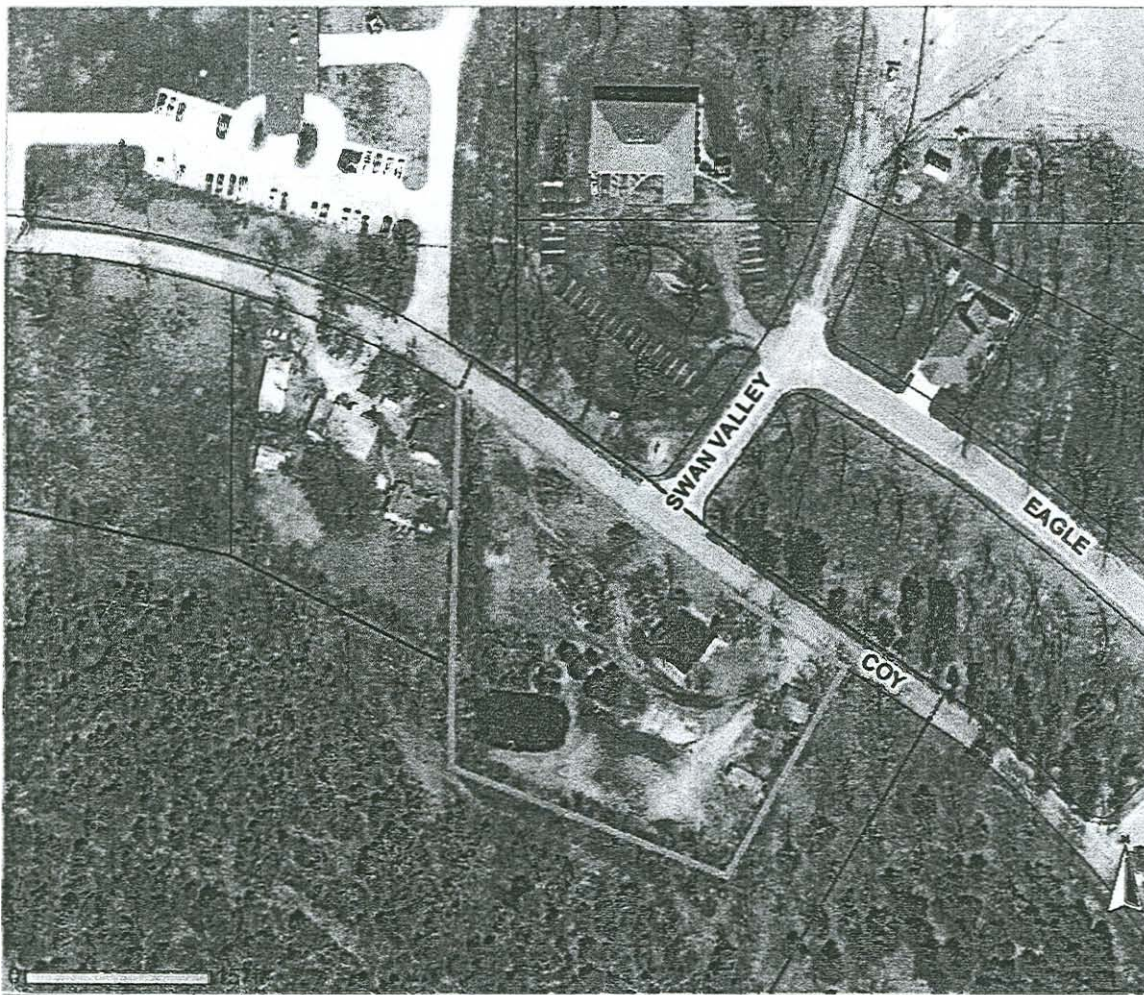
THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

RESIDENTIAL MULTI-FAMILY COMMERCIAL INDUSTRIAL
SPECIAL-USE OTHER

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

Verizon Wireless proposes to expand its network from Highway 65 along Hwy 170 through Forsyth branching off on 176 to Rockaway Beach and 76 to Taneyville and Branson connecting existing networks. The majority of this expansion will be on existing towers. To meet the coverage needs of the City of Forsyth, Verizon Wireless and the County services located there,

proposes to lease a 100'x100' ground space from Mr Roberts at 600 Coy Blvd. Verizon will erect a 250' SSL tower for the purpose of mounting telecommunications antenna. There will be a 70'x70' fenced area at the base of the tower with a 12'x30' pre-fab shelter to house all of the equipment.



Overview



Legend

- Townships
- Corporate Limits
- Lakes
- Roads
- Parcels

Parcel ID **04-8.0-33-002-003-006.000**
Sec/Twp/Rng 33-2+20
Property **Address**

Cass
Acreage 0.00

Owner Name **ROBERTS BUDDY DEAN**
Owner **Address** **ROBERTS BUDDY DEAN**
PO BOX 621
FORSYTH MO 65653-0621

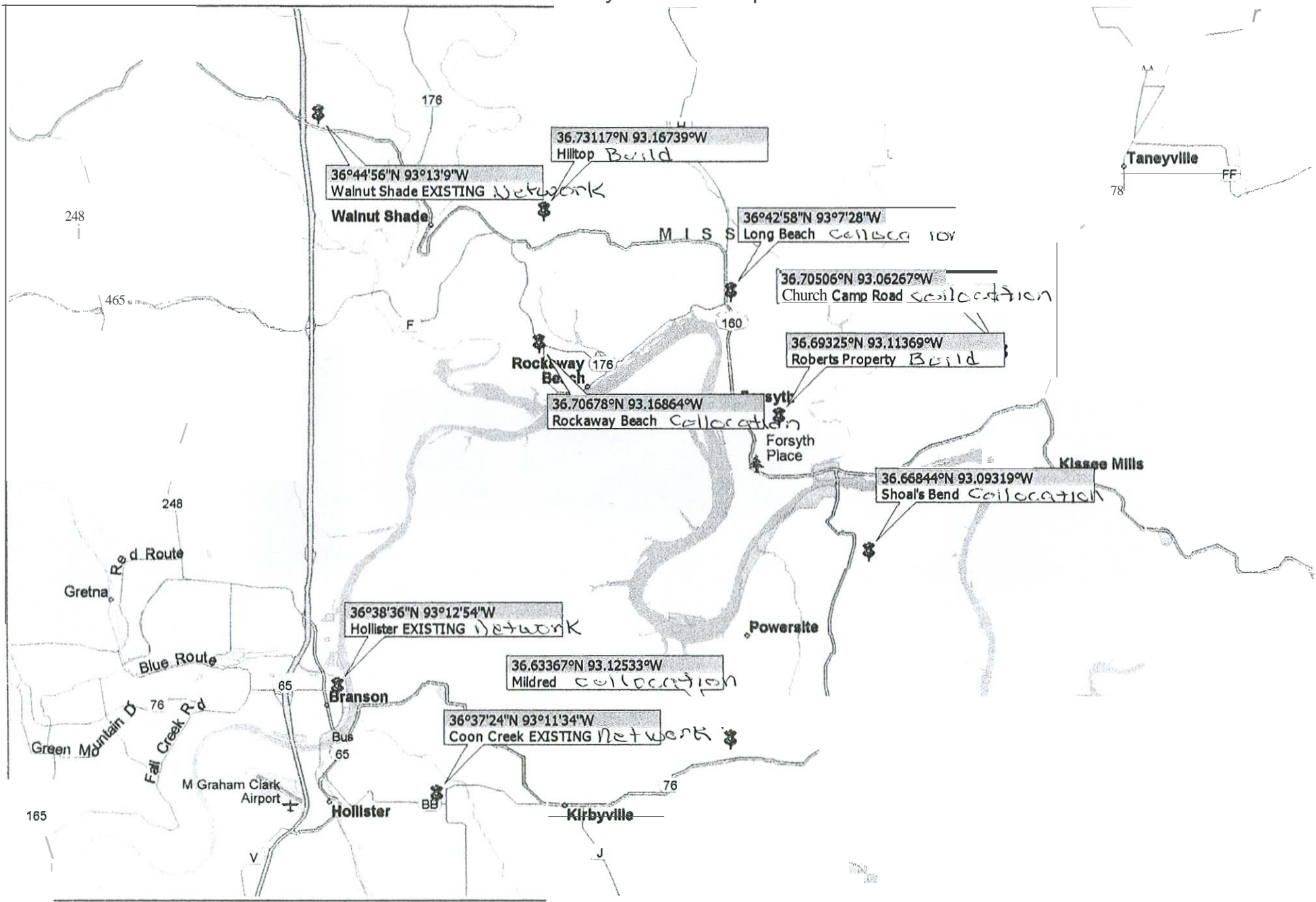
District 3CCX
Brief Tax **Description** GIDEON, J R & JESSIE MIT 6 OF THE NW4 NW4
(Note: Not to be used on legal documents)

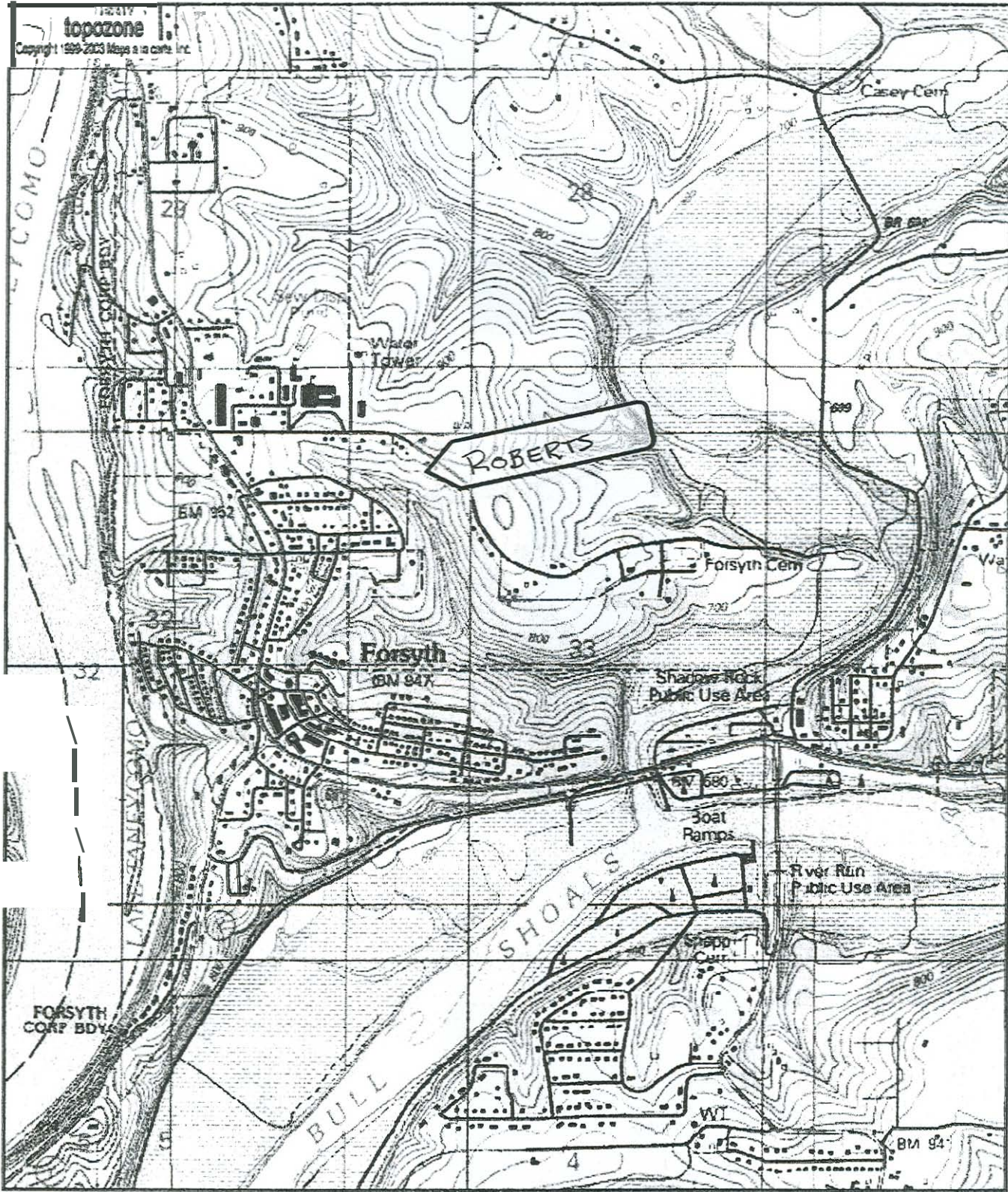
Last Data Upload: 12/7/2007 6:21:47 AM



developed by
The Schneider Corporation
www.schneidercorp.com

Forsyth street map





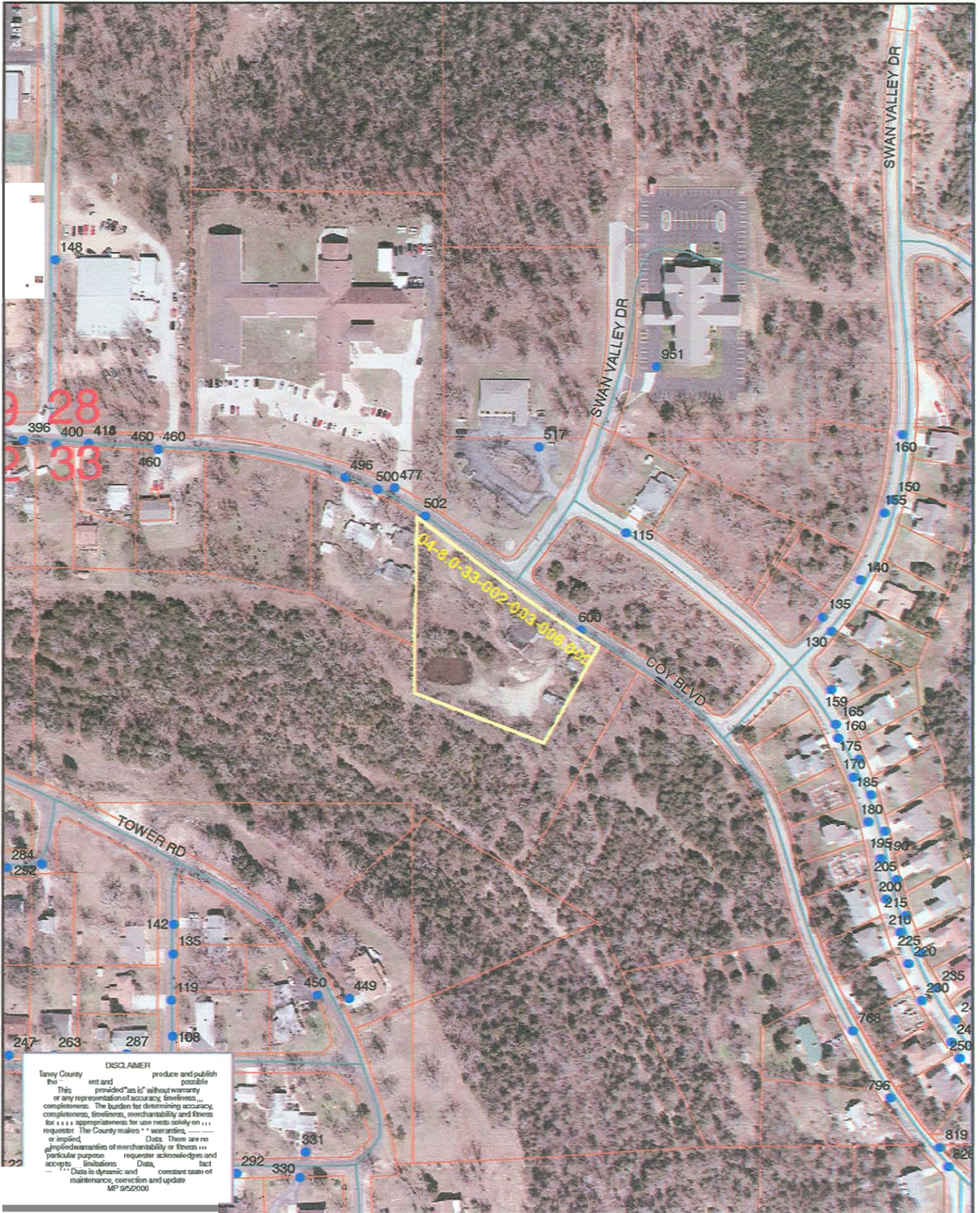
0 0.3 0.6 0.9 1.2 1.5 km
 0 0.2 0.4 0.6 0.8 1 mi

36° 41' 22"N, 93° 06' 39"W (NAD83/WGS84)
USGS Forsyth (MO) Quadrangle
 Projection is UTM Zone 15 NAD83 Datum

M=2.166
 G=0.066



Verizon Wireless SSL Tower



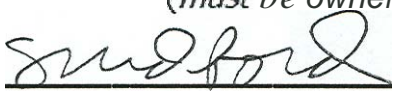
08-22

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

NAME OF
PROJECT: Bee Creek Multi-Use Complex

NAME OF
APPLICANT: Missouri Partners, Inc.
(must be owner of recOld)

SIGNATURE 
DATE: 02-25-08
(must be owner of record)

**MAILING
ADDRESS:** 800 State Highway 248, Bldg III, Branson, MO 65616

**TELEPHONE
NUMBER:** (417) 336-8798

NAME OF REPRESENTATIVE: Wolfe Surveying

MAILING ADDRESS (rep.): 800 State Highway 248, Bldg IV, Ste D, Branson, MO 65616

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

ACCESS TO PROPERTY street # and name : Bee Creek Road, North from

Brent Butler office # of Acres or s . ft. of lot size: 58 +/-

PARCEL # 08-5.0-21-000-002-012.000, 08-5.0-21-000-002-006.000, 08-5.0-21-000-002-006.001

SECTION: 21 **TOWNSHIP:** 23N **RANGE:** 21W

NAME OF SUBMISSION (if applicable): NA

Lot # (if applicable) NA BLOCK # _____

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

COMMERCIAL X MULTI-FAMILY X RESIDENTIAL X

AGRICULTURAL X MULTI-USE _____ MUNICIPALITY X

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL X TREATMENT PLANT _____ INDIVIDUAL _____

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL X COMMUNITY WELL _____ PRIVATE WELL _____

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

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

RESIDENTIAL _____ MULTI-FAMILY X COMMERCIAL X 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.)**

Proposed multi-use residential/commercial office complex consisting of, but not limited to, 5 two-story and 6 three-story apartment buildings with a total of 224 units and 452 parking spaces, 54 two-story townhome buildings with a total of 216 units and 432 parking spaces, 6 commercial office buildings at 8,000 SF each and 160 parking spaces, a clubhouse, pool and playground. A 25' buffer between uses is planned. The site plan dictates acreages and numbers for each use.



Bee Creek Multi-Use Complex



08-23

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

NAME OF
PROJECT: Highway 65 Multi-Use Complex at Emory Creek Ranch

NAME OF
APPLICANT: Emory Creek Ranch, LLC

Robert D. Miller (must be owner of record)
SIGNATURE Robert D. Miller - Taney County, Missouri
DATE: 02-25-08
(must be owner of record)

MAILING ADDRESS: 800 State Highway 248, Bldg III, Branson, MO 65616

TELEPHONE NUMBER: (417) 336-8798

NAME OF REPRESENTATIVE: Wolfe Surveying

MAILING ADDRESS (rep.): 800 State Highway 248, Bldg IV, Ste D, Branson, MO 65616

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

ACCESS TO PROPERTY street # and name : Adair Road . road runs to

well tower . West Em Crk Rd # of Acres or . ft. of lot size : 25 +/-
0 -3,0 -05 -000 -000 -001 002 05-9.0-32-000-000-009.000

PARCEL # 08-3.0-05-000-000-043.000 05-9.0-32-000-000-010.000

05-9.0-32-000-000-004.000

SECTION: 05 **TOWNSHIP:** 23N **RANGE:** 21W

NAME OF SUBDIVISION (if applicable): NA

Lot # (if applicable) NA 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 _____ 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 X

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.)

Proposed multi-use residential/retail/all-purpose entertainment complex consisting of, but not limited to, multi-family use, 4-story condo buildings, cabins, hotel/lodging, indoor/outdoor water park, retail shops, food establishments, large box specialty retail & other service industry uses, offices, etc. along with a 7,500 seat all-purpose open-air arena to be used for, but not limited to, rodeo events, sporting events including racing events, concerts, festivals, etc. The site plan dictates acreages and numbers for each use.



Hwy 65 Multi-Use Complex at Emery Creek

