



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

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

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

have to be installed. Mr. Paulson asked if you could tell by looking at the structure if it was a business, if there were signs, if there were existing problems with parking and access when he was there, which Mr. Crawford stated that there weren't. Mr. Pingleton concurred with Mr. Crawford and that his concern would be traffic in and out, and availability of parking. Mr. Paulson discussed the right of a property owners association and that it doesn't reflect upon the decision of the Commission. With no other discussion a motion was made by Shawn Pingleton to approve based upon the decision of record as a special use permit with the following requirements; hours of operation shall be Monday through Saturday 8 a.m.-5 p.m.; parking allowed only in the driveway of their unit; and no outdoor photography; Jim Brawner seconded. The motion was four in favor and one against to approve.

Images at the Cross: request by Dean Brown to erect a 20 story high cross and museum located at 4180 US Hwy. 65 North. Mr. Paulson announced that the County Commission tabled the height amendment changes and that the current height restrictions apply. Up to 100' can be permitted. Mr. Nosalek read the height restriction portion of the Code. Discussion followed. Mr. Paulson stated that clearly the height restriction would limit this request. Mr. Staples pointed out that this request is unclassified and that it is a monument which isn't addressed within the Code. Mr. Paulson stated that a church office would be classified as commercial. Mrs. Klinefelter reminded that this project is based on the endowment, and discussed this. She also stated that it is a moot point if 200' is requested since the height requirement is 100' maximum unless the project is changed. Mr. Brown gave a history of Fantasy World Village and plans for it in the future. He stated that if the current leasee does not proceed with the use in the future, he will take the property over. Mrs. Klinefelter asked about structural integrity and what studies have been done to assure the Commission that a building of this type would be safe. Mr. Brown reported that it would take approximately \$40,000.00 to do this study. Mr. Nosalek reported that the code requires these studies be done before Division II Permits can be issued. Mr. Brown stated that all studies would be done before construction would commence. Mr. Pingleton stated that he is looking at this request as a 200' tall structure and that he is not comfortable approving a structure this tall. Mr. Brawner concurred that this is a good and honorable project but that he was also uncomfortable with the height of the structure and feels that we could rely on the codes for future protection. Mr. Blackwell stated that he too felt it is a good concept but that his concern would be for the height as well. After discussion a motion was made by Mark Blackwell to approve based upon the decision of record and stipulate the structure can be limited to 100' tall as it would comply with the height requirements of the Code and that additional building inspections be done to insure safety of the building at the cost of the developer. The building shall be engineered to safety standards and inspected to adhere to those standards. Mr. Coxie stated that Mr. Brown reported to him that he doesn't want

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 Yeary 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. Yeary 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 Swearengin 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 Swearengin 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

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

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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
<b>Sec/Twp/Rng</b>	35-22-22	<b>Acreage 0.00</b>	Owner Address	RON'S TRAIIEI
<b>Property Address</b>				507 CIEVENCE HOLLISTER MC

District	SCWX
<b>Brief Tax Description</b>	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

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Clunil: gregs@co.taney.mo.us • website: www.taneycounty.org

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 mg.)

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:

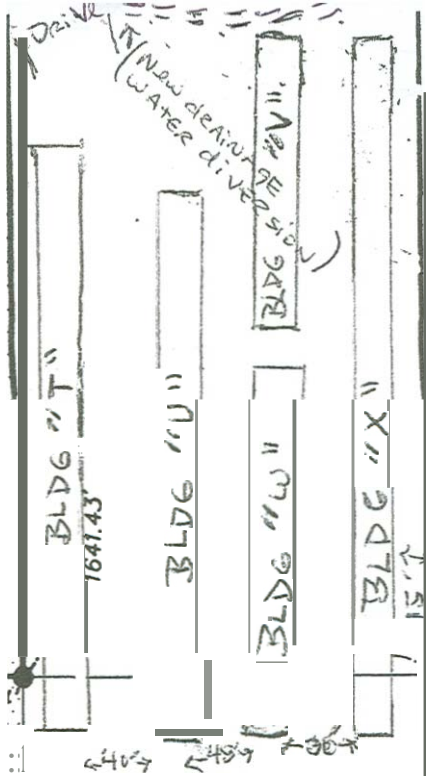
- Residential     Multi-Family     Commercial     Industrial  
 Special Use     Other - Explain: \_\_\_\_\_

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.)**

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.







(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 I  
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 TINE  
S 00°08'59" E, A DISTANCE OF 300.1  
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 NEA  
DISTANCE OF 11.30 FEET; THENCE S  
833.98 FEET TO A POINT ON THE SE  
OF THE SW1/4; THENCE N 88°36'21"  
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:

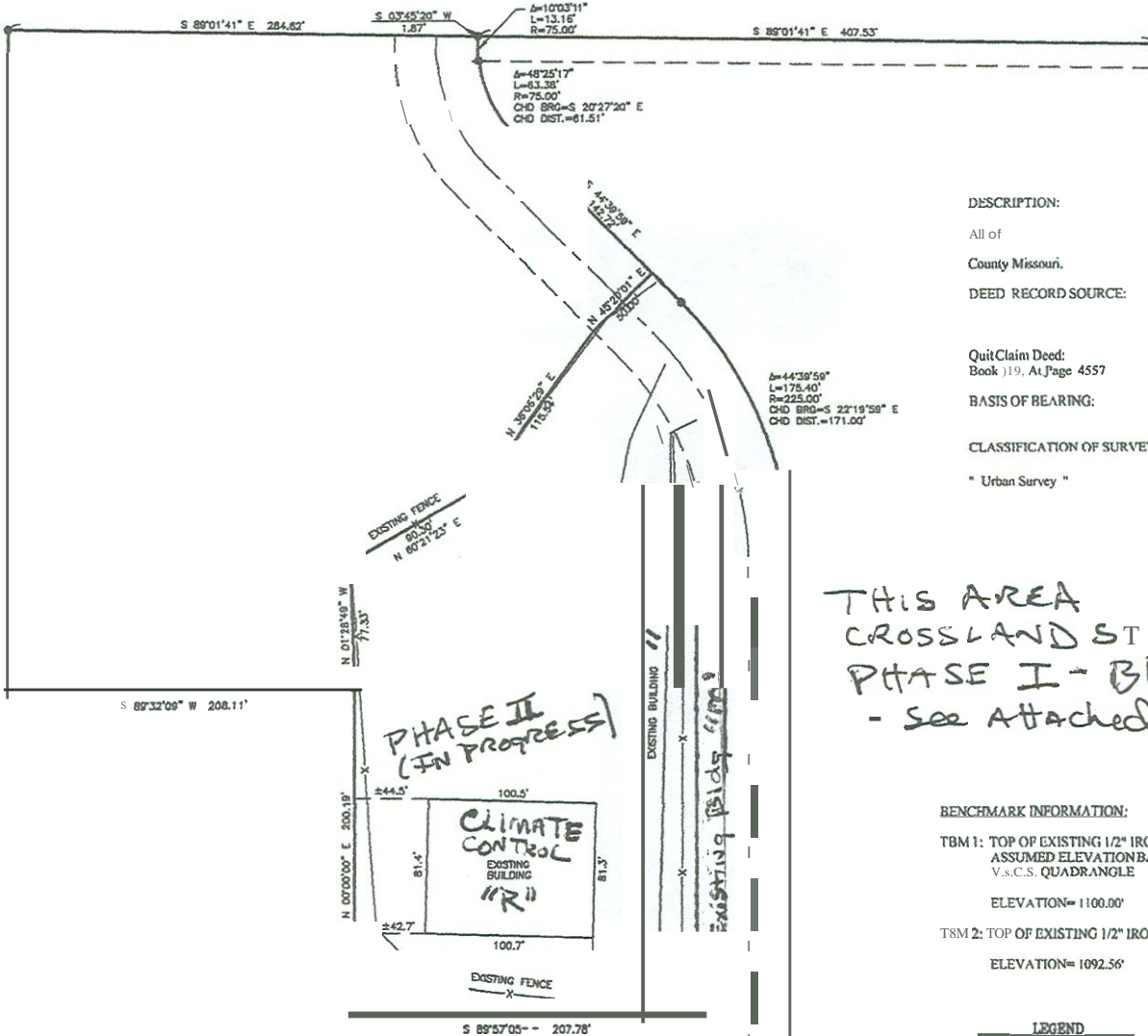
A TRACT OF LAND SITUATED IN THE  
TOWNSHIP 23 NORTH, RANGE 21 WE  
MORE PARTICULARLY DESCR " AS  
CORNER OF THE NW1/4 OF THE SW1/4  
EAST LINE OF THE NW1/4 OF THE S  
POINT ON THE SOUTH RIGHT-OF-WAY  
ROAD F-10); THENCE N 89°01'41" W  
LINE OF JEFFERSON ROAD, A BEING  
POINT OF BEGINNING; THENCE S 89°  
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 208.  
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**

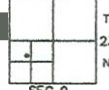
I HEREBY CERTIFY THAT AT THE REQUEST OF: JIM SCHMIG I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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



W.O.# 13110\_SV

DATE: 1-29-2007

DRAWN BY: JMB

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.



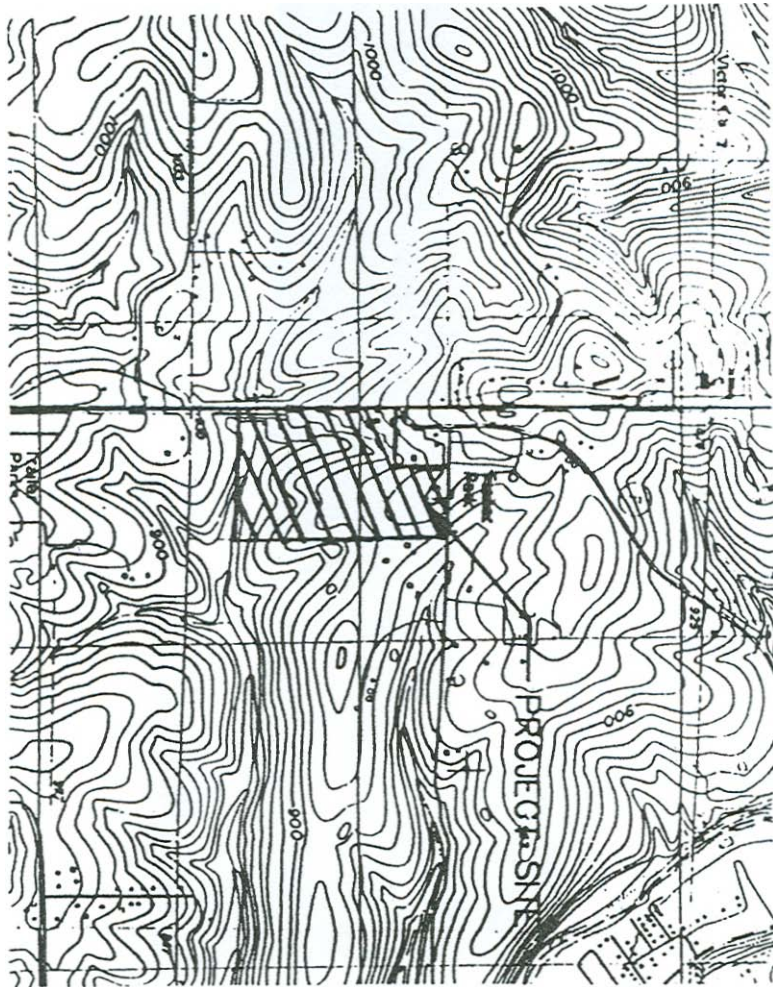
**ROZELL SURVEY CO.**  
2404 STATE HWY. 248 STE 4  
BRANSON, MISSOURI 65616  
PHONE: (417) 334-4111  
FAX: (417) 334-4181

**GRAPHIC SCALE**





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

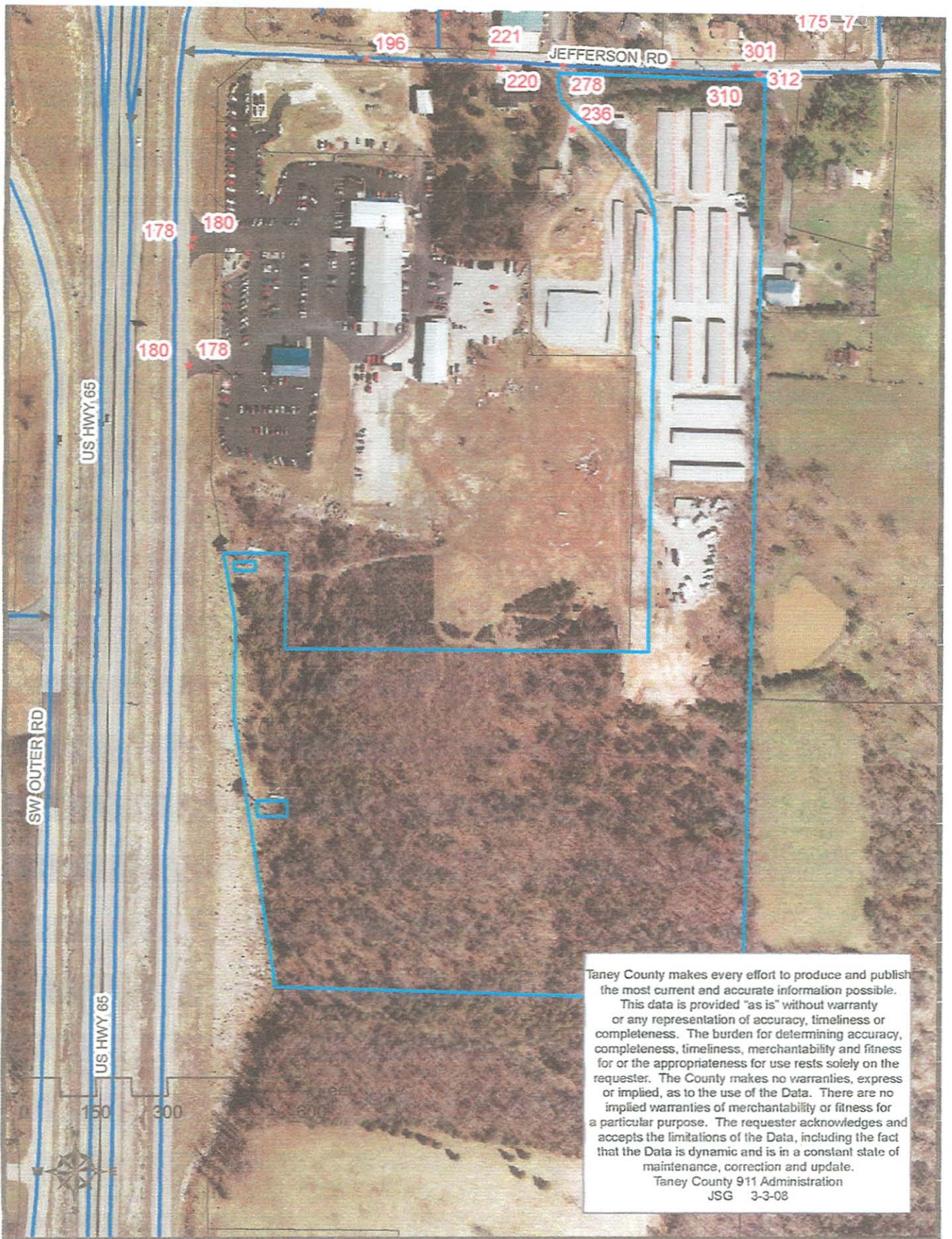


VICINITY MAP  
NOT TO SCALE



1.0.0





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Taney County 911 Administration  
JSG 3-3-08

Crossland Storage



**APPLICATION FOR CONCEPT**

**DIVISION III  
TANEY COUNTY PLANNING COMMISSION**

08-21

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:** 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 INDIVIDUAL

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL COMMUNITY WELL NONE PRIVATE WELL

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN? (City zone)

YES NO X

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

RESIDENTIAL MULTI-FAMILY COMMERCIAL INDUSTRIAL

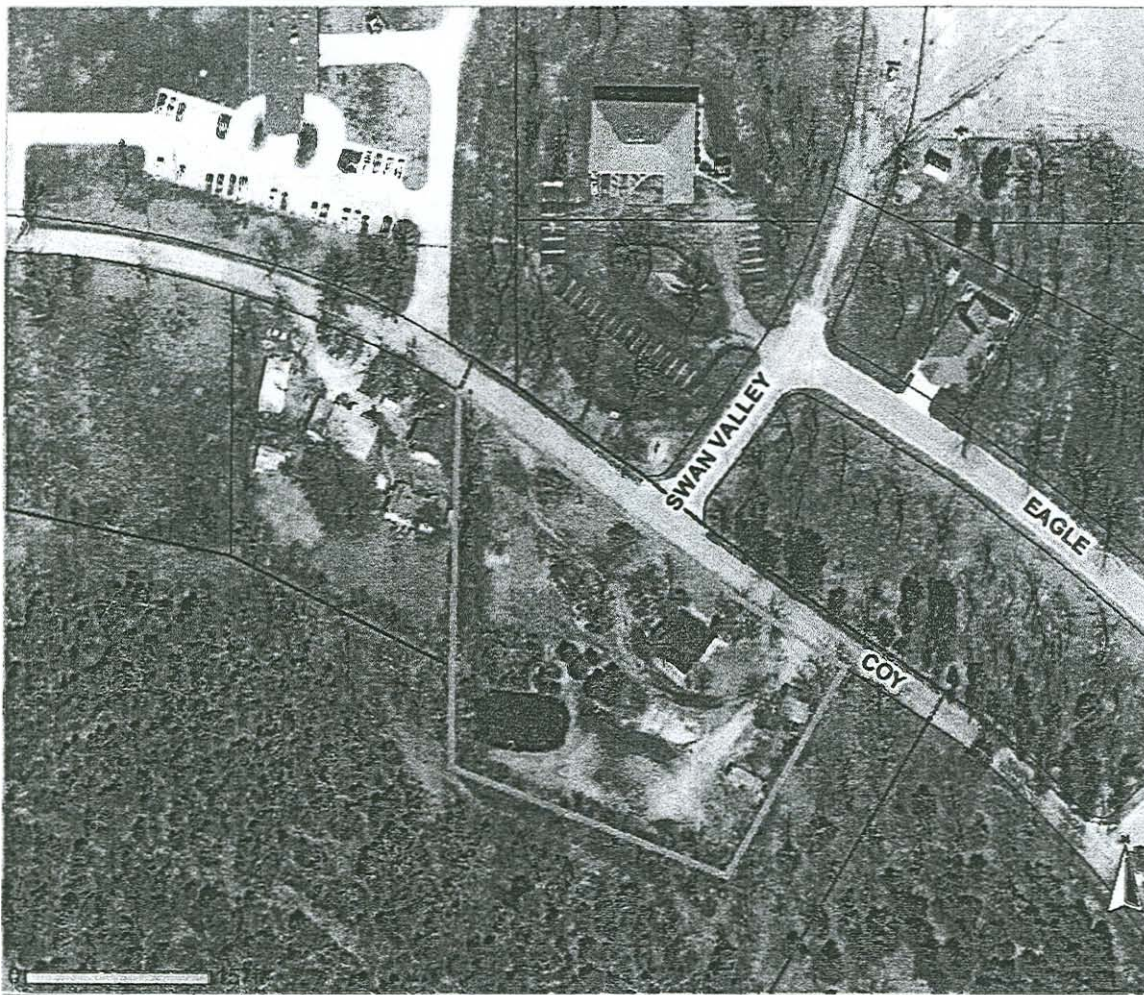
SPECIAL-USE OTHER

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

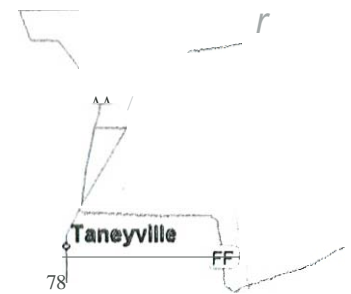
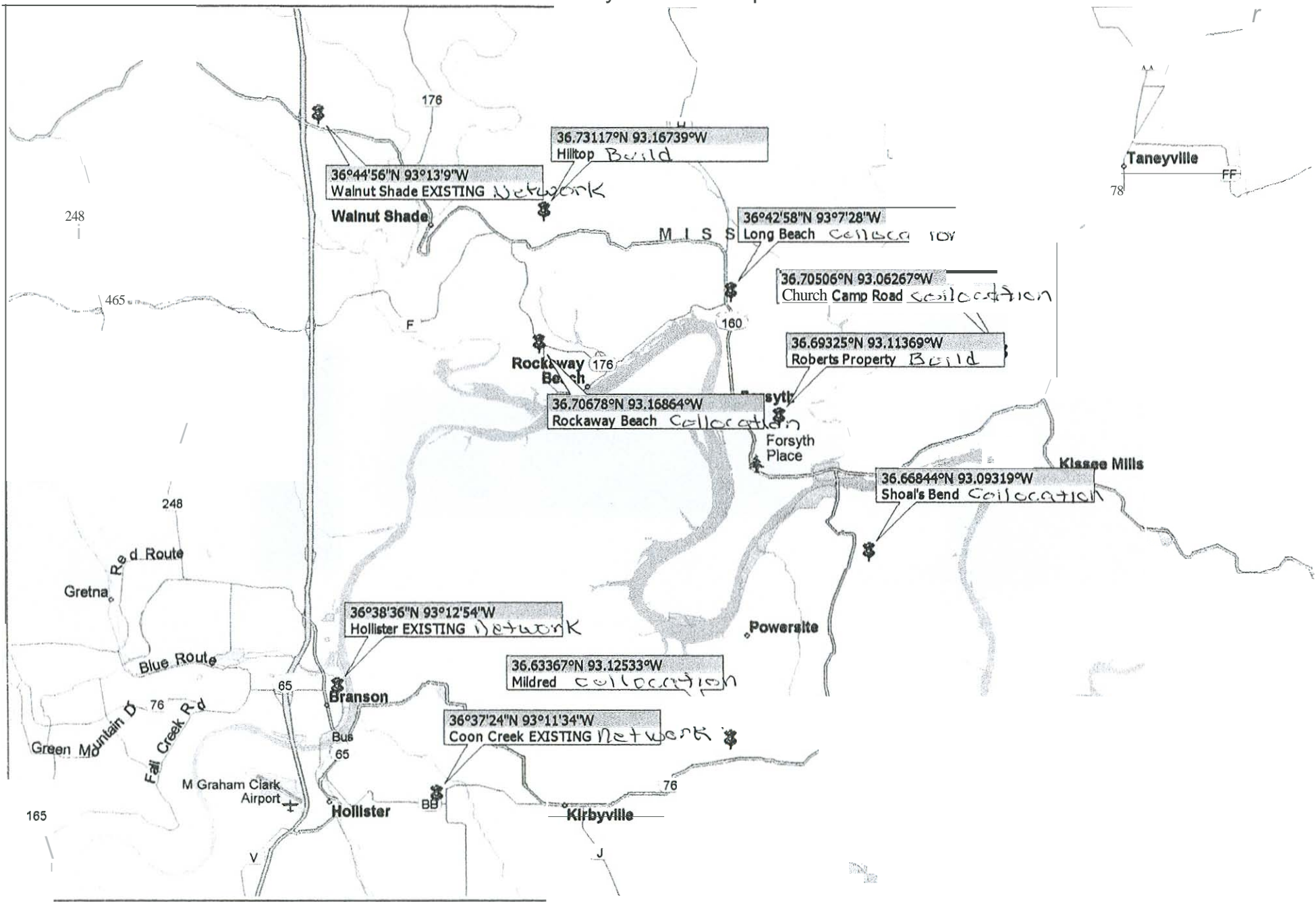
District: 3CCX  
Brief Tax Description: GIDEON, J R & JESSIE MIT 6 OF THE NW4 NW4  
(Note: Not to be used on legal documents)

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

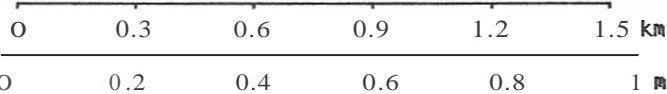
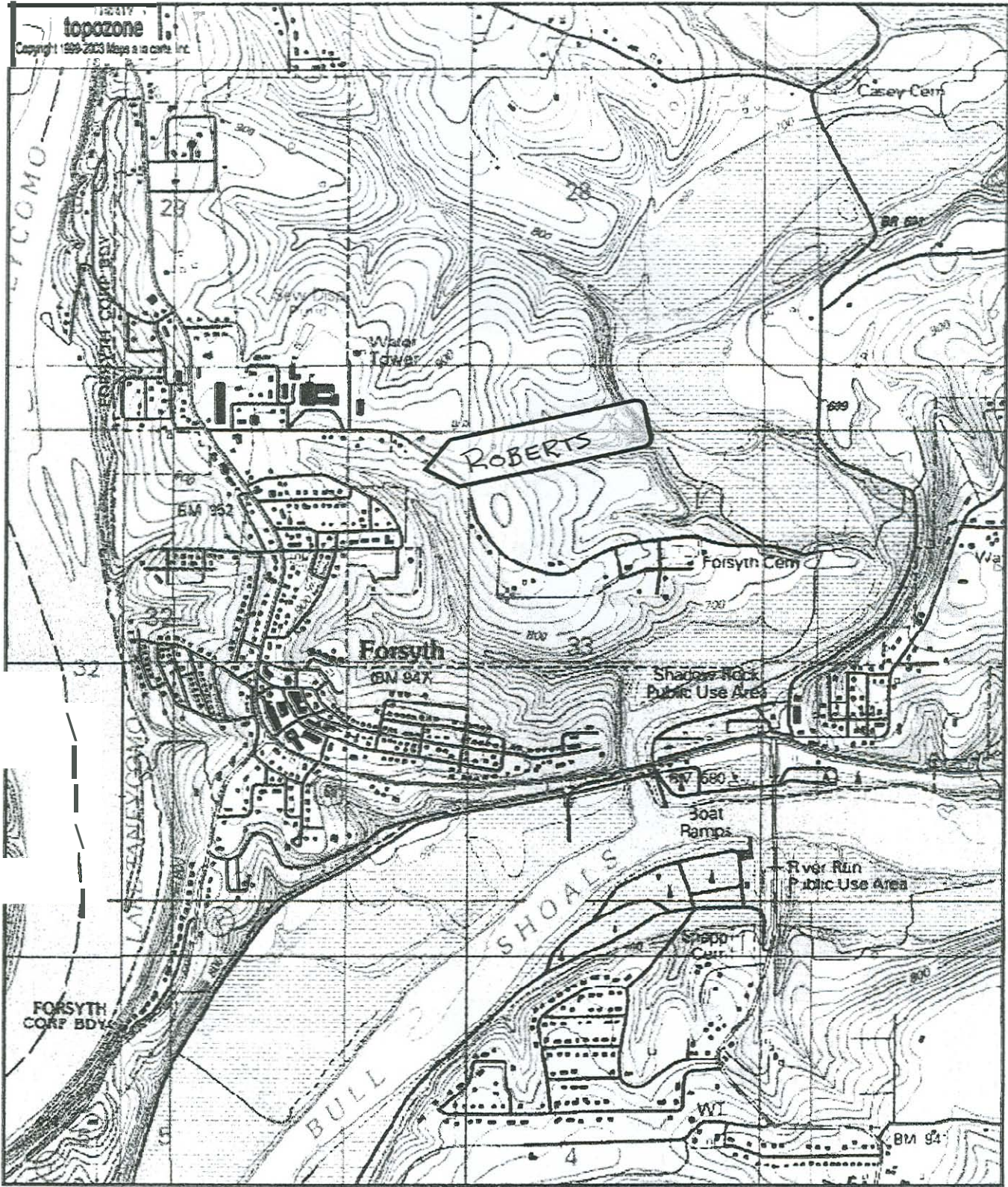




# Forsyth street map







36° 41' 22"N, 93° 06' 39"W (NAD83/WGS84)

**USGS Forsyth (MO) Quadrangle**

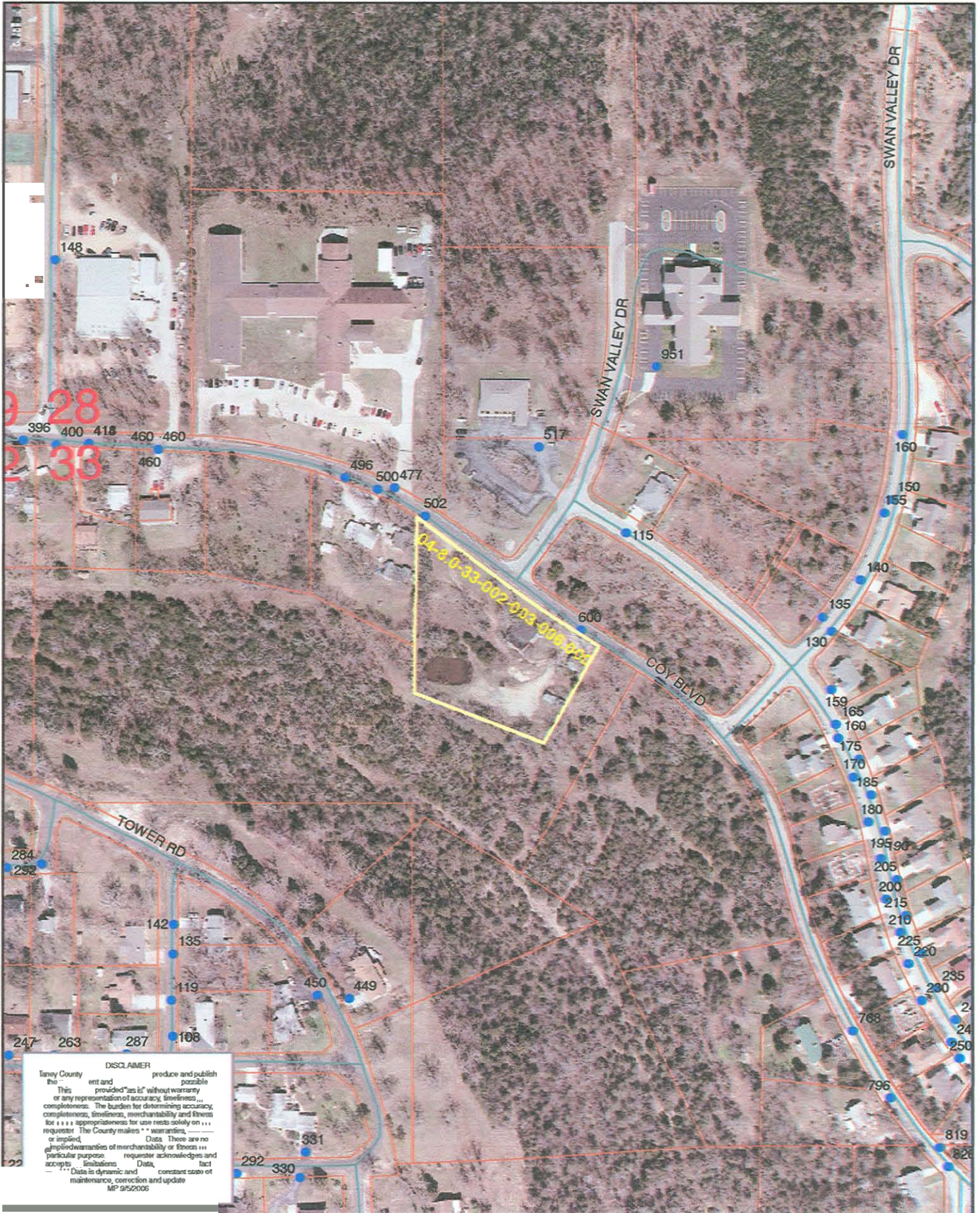
Projection is UTM Zone 15 NAD83 Datum

M=2.166  
G:::0.066





# Verizon Wireless SSL Tower



**DISCLAIMER**  
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 MP 9/5/2006



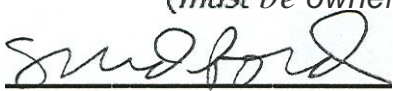
08-22

**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



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 MP 9/5/2006





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

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.

\_\_\_\_\_



