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REAL ESTATE DOCUMENT
TANEY COUNTY, MISSOURI
RECORDERS CERTIFICATION

ROBERT A. DIXON



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TANEY COUNTY PLANNING COMMISSION
DIVISION III DECISION OF RECORD
SEPTEMBER 17, 2007
TWIN ISLAND CONDOMINIUMS
#07-55

On September 17, 2007 the Taney County Planning Commission (grantor) approved a request by Tim Freund (grantee) to construct four townhomes and four multi-family condominiums. In accordance with this approval a Division III Permit #07-55 is issued for the property located at the attached legal description.

The following Decision of Record details this approval and lists all applicable conditions:

Tim Freund is authorized to develop 3.49 acres in the Behee Subdivision Lots 7-8 Block 157 for the purpose of constructing 88 units for the entire project in the form of four townhomes, two units each for a total of 8 units, and four twenty unit condominium buildings. With nine Planning Commissioners present the vote to approve was unanimous. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Appendix B Sec. VI Item 2)
 - b. Stormwater management (Appendix B Item 3)
 - c. Land grading permit (Appendix B)
 - d. Delineation of the 100 year floodplain (Taney County Floodplain Management Ordinance 60.3b Sec. A)
 - e. Utility easements and building line setbacks (Table 12)
 - f. Foliage screening or fencing for commercial area that adjoins residential tracts (Appendix C)
 - g. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6)
2. Compliance letters from the Fire, Sewer, DNR, and Water Districts, and MoDot. (Chapter VI-VII).
3. No structure shall be taller than 60'.
4. No outside storage of equipment or solid waste materials.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. The Decision of Record shall be filed with the Taney County Recorder's Office within 120 days or the approval shall expire (Chapter II Item 6).

Legal description attached