

PUBLIC HEARING NOTICE: Planning Commission

This is a notice regarding a public hearing to consider a request for a zoning change for a portion of 598 Animal Safari Rd, pertaining to application #ZO25-000001.

This notice is required to be sent to property owners within 185 feet of the subject properties (outlined in Green).

Following the Planning Commission's consideration of this request, this item will appear for public hearing and first reading before the Board of Aldermen on Tuesday, March 25, 2025 at 6:00 pm, or as soon as it may be called at City Hall Council Chambers.



Email questions and comments to:

nashmore@bransonmo.gov

Phone: 417-337-8544

Public Hearing

**March 4,
2025
6:00 pm**

City of Branson
City Hall
110 W. Maddux St.
Branson, Missouri
(Council Chambers)

*Planning Commission
agenda is available at:
www.bransonmo.gov/830/Agendas-Minutes*

**Public comments can
be made during the
meeting.**



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Legals

personal representative of the estate of JOHN WARREN MAY, decedent, by the Probate Division of the Circuit Court of TANEY COUNTY, Missouri. The personal representative may administer the estate independently without adjudication, order, or direction of the Probate Division of the Circuit Court, unless a petition for supervised administration is made to and granted by the court.

The name, business address and phone number of the personal representative is: TERRY LEE MAY, 482 OAK BROOK ESTATES, LANE, WALNUT SHADE, MO 65711. The personal representative's attorney's name, business address and phone number is: TONY D KRUKOW, 1287 US BUSINESS 85, HOLLISTER, MO 65672, 417-336-3777.

All creditors of said decedent are notified to file claims in court within six months from the date of the first publication of this notice or if a copy of this notice was mailed to, or served upon such creditor by the personal representative, then within two months from the date it was mailed or served, whichever is later, or be forever barred to the fullest extent permissible by law. Such six-month period and such two-month period do not extend the limitation period that would bar claims one year after the decedent's death, as provided in Section 474.444, RSMo, or any other applicable limitation periods. Nothing in Section 475.033, RSMo, shall be construed to bar any action against a decedent's liability insurance carrier through a defendant add item pursuant to Section 487.021, RSMo.

Date of the decedent's death: 12-FEB-2024
Date of first publication: 01-FEB-2025
AMY STRAHAN, CIRCUIT CLERK
BY CHALET HARDING, DC, Clerk

Receipt of this notice by mail should not be construed by the recipient to indicate that the recipient necessarily has a beneficial interest in the estate. The nature and extent of any persons interest, if any, can be determined from the files and records of this estate in the Probate Division of the above referenced Circuit Court. B10148

NOTICE OF NAME CHANGE
PUBLIC NOTICE is hereby given that on January 22, 2025

Legals

By Order of the Circuit Court of TANEY COUNTY, Missouri, in Case No. 2446-DR00338, the name of Olivia Crystal Unger was changed to Olivia Crystal Flamon. B14183

IN THE CIRCUIT COURT OF TANEY COUNTY MISSOURI AT FORSYTH

In Re The Marriage of: Lisa Lynn Decker Plaintiff vs. Denver Paul McCallister Case No. 2446-00277

NOTICE UPON ORDER FOR SERVICE BY PUBLICATION
The State of Missouri, to Respondent Denver Paul McCallister, address UNKNOWN.

You are hereby notified that an action has been commenced against you in the Circuit Court of TANEY COUNTY, Missouri at Forsyth, the object and general nature of which is a dissolution of your marriage to Plaintiff.

You are further notified that, unless you file an answer or other pleading or draft otherwise, you will be deemed to have waived your right to defend against the aforesaid petition within 45 days after the 6th day of February, 2025. Judgment by default will be rendered against you.

Witness my hand and the seal of the Circuit Court the 16th day of October, 2024.
AMY STRAHAN, Circuit Clerk

NOTICE OF PUBLIC HEARING
Municipal Code Amendments throughout Chapter 94, including but not limited to Section 94-11, Tree Preservation and other affected sections of Chapter 94, pertaining to tree preservation.

NOTICE is given that a Public Hearing will be held by the Planning Commission of the City of Branson at 6:00 P.M. on Tuesday, March 4, 2025, persons may be filed with the Planning Commission meeting. If the Planning Commission votes to recommend approval to the Board of Aldermen or the Planning Commission recommends denial and the City chooses to proceed with the request, then this item will appear for a Public

Legals

am. Public Comments on the request will be heard at the scheduled meeting. Petitions may be filed with the Planning and Development Department prior to the Planning Commission meeting. If the Planning Commission votes to recommend approval to the Board of Aldermen or the Planning Commission recommends denial and the City chooses to proceed with the request, then this item will appear for a Public Hearing and First Reading before the Board of Aldermen on Tuesday, March 25, 2025 at 6:00 P.M., or as soon as it may be called, at City Hall Council Chambers located at 110 West Maddux, Branson MO 65616. B14181

NOTICE OF PUBLIC HEARING
Request for a Preliminary Subdivision

NOTICE is given that a public hearing will be held by the Planning Commission of the City of Branson at 6:00 pm on Tuesday, Mar 04, 2025, concerning Permit No. S025-000002, a request for a Preliminary Subdivision for the property generally located south of State Hwy 248 and east of Pate Drive and legally described as follows:

ALL OF LOT 5B, A MINOR SUBDIVISION OF LOT 5, 248 PARKWAY, PHASE I, AS PER THE RECORDED PLAT THEREOF, BOOKS 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

ALL OF THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, AND RESERVATIONS OF RECORD, IF ANY.

This meeting will be held at City Hall in Branson and virtually on the City website at <http://bransonmo.gov/first>. Public Comments on this request will be heard at the scheduled meeting. Petitions may be filed with the Planning and Development Department prior to the Planning Commission meeting. If the Planning Commission votes to recommend approval to the Board of Aldermen or the Planning Commission recommends denial and the City chooses to proceed with the request, then this item will appear for a Public

Legals

Hearing and First Reading before the Board of Aldermen on Tuesday, March 25, 2025 at 6:00 P.M., or as soon as it may be called, at City Hall Council Chambers located at 110 West Maddux, Branson MO 65616. B14181

NOTICE OF PUBLIC HEARING
Request for a Preliminary Subdivision

NOTICE is given that a public hearing will be held by the Planning Commission of the City of Branson at 6:00 pm on Tuesday, Mar 04, 2025, concerning Permit No. S025-000002, a request for a Preliminary Subdivision for the property generally located south of State Hwy 248 and east of Pate Drive and legally described as follows:

A parcel of land being a part of Lot 2 of Old Wilderness Safari, a Minor Subdivision recorded in Plat Book M at Page 174, being a part of the Southwest Quarter (SW1/4) of Section 2 and a part of the East One-Half (E1/2) of the Southwest Quarter (SW1/4) of Section 3, Township 22 North, Range 22 West, in the City of Branson, TANEY COUNTY, Missouri, being a part of the lands of land recorded in Book 320 at Page 884, Book 369 at Page 5975, Book 391 at Page 9125, and Book 2007 at Page 67997, described by David L. Drumm, P.L.S. 2007017988 of Olsson, Inc., on December 30, 2024, as follows:

BEGINNING at the Northwest corner of said Lot 2, also being the Southwest corner of said SW1/4 of Section 2, thence S89°01'18"E, a distance of 181.74 feet to the North line of said SW1/4 of Section 2, a distance of 189.64 feet to a point on the West right-of-way line of Green Mountain Drive, as it now exists, thence S02°18'37"E, leaving said North line and along said West right-of-way line, a distance of 56.45 feet to the North line of Lot 1 in said Minor Subdivision, thence along the North line of said Lot 1 the following eleven (11) calls: 1) S84°04'50"W, a distance of 393.02 feet; 2) S83°52'31"W, a distance of 217.00 feet; 3) S08°42'52"W, a distance of 50.67 feet; 4) S46°45'56"W, a distance of 352.42 feet; 5) S32°47'51"W, a distance of 197.89 feet; 6) S22°37'52"W, a distance of 398.81

Legals

feet; 7) S19°12'29"W, a distance of 400.38 feet; 8) S36°55'07"W, a distance of 90.85 feet; 9) S68°17'34"E, a distance of 348.80 feet; 10) N21°23'17"E, a distance of 60.00 feet; 11) along a non-tangent curve to the left, having a radius of 310.00 feet, an arc length of 57.42 feet, a central angle of 10°36'43" and a chord distance of 57.33 feet which bears S73°53'04"E, thence S16°38'50"W, leaving said South line of Lot 1, a distance of 60.25 feet to a point on the South line of an existing right-of-way easement recorded in Book 2019 at Page 6009, being the point of curvature of a non-tangent curve to the left, having a radius of 370.00 feet, an arc length of 321.11 feet, a central angle of 49°43'33" and a chord distance of 311.13 feet which bears N76°52'05"E, thence S36°02'54"E, leaving the South line of said right-of-way, a distance of 69.48 feet, thence S01°50'56"W, a distance of 81.35 feet, thence S88°13'20"W, a distance of 117.37 feet, thence S86°22'53"W, a distance of 126.03 feet, thence N77°57'47"W, a distance of 218.41 feet, thence N17°06'50"E, a distance of 83.06 feet, thence N74°10'04"W, a distance of 247.13 feet, thence S50°47'19"W, a distance of 119.35 feet, thence N73°01'20"W, a distance of 280.37 feet, thence N19°43'51"W, a distance of 109.71 feet, thence N79°24'18"W, a distance of 207.41 feet, thence N42°49'57"W, a distance of 178.30 feet, thence N16°30'19"W, a distance of 76.12 feet, thence N00°34'54"E, a distance of 238.23 feet, thence N27°21'00"E, a distance of 146.02 feet to a point on the West line of said Lot 2, thence N07°55'31"E, a distance of 815.76 feet to the POINT OF BEGINNING.

Containing 34.933 acres, more or less, and subject to any right-of-way, easements and restrictions of record.

This meeting will be held at City Hall in Branson and virtually on the City website at <http://bransonmo.gov/first>. Public Comments on this request will be heard at the scheduled meeting. Petitions may be filed with the Planning and Development Department prior to the Planning Commission meeting. If the Planning Commission votes to recommend approval to the Board of Aldermen or the Planning Commission recommends denial and the City chooses to

proceed with the request, then this item will appear for a Public Hearing and First Reading before the Board of Aldermen on Tuesday, March 25, 2025 at 6:00 P.M., or as soon as it may be called, at City Hall Council Chambers located at 110 West Maddux, Branson MO 65616. B14181

Legals

proceed with the request, then this item will appear for a Public Hearing and First Reading before the Board of Aldermen on Tuesday, March 25, 2025 at 6:00 P.M., or as soon as it may be called, at City Hall Council Chambers located at 110 West Maddux, Branson MO 65616. B14181

Notice of Public Hearing

Pursuant to RSMo 71.012, on March 20, 2025 at 7:00 p.m., a public hearing will be held by the chairman of the board of trustees of the Village of Kirbyville in the basement of the Hiltop Church located at 197 Rustic Acres Road, Kirbyville, Missouri 65670 for the purpose of considering the petition of MIRANDA MARIANO & LAURA LIEVANO to voluntarily annex the property owned by him/her/them into the Village of Kirbyville, Missouri. The property which is proposed to be annexed is described as follows:

ALL OF LOTS 7 AND 8 IN BLOCK 7, IN THE TOWN OF WARNERSVILLE, NOW KIRBYVILLE, MISSOURI, IN TANEY COUNTY, MISSOURI AS PER THE RECORDED PLAT THEREOF.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

This notice is to be published in the Branson Tri-Lakes News on February 15, February 22 and March 1, 2025 by order of the corporate authorities of the Village of Kirbyville, TANEY COUNTY, Missouri.
Jenna Hunter, Village Clerk B14183

Notice of Public Hearing

Pursuant to RSMo 71.012, on March 20, 2025 at 7:00 p.m., a public hearing will be held by the chairman of the board of trustees of the Village of Kirbyville in the basement of the Hiltop Church located at 197 Rustic Acres Road, Kirbyville, Missouri 65670 for the purpose of considering the petition of ANNE KIRBYVILLE to voluntarily annex the property owned by him/her/them into the Village of Kirbyville, Missouri. The property which is proposed to be annexed is described as follows:

ALL OF PT. PL. 1 & 2 NW1/4, IN THE TOWN OF WARNERSVILLE, NOW KIRBYVILLE, MISSOURI, IN TANEY COUNTY, MISSOURI AS PER THE RECORDED PLAT THEREOF.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.