

Email Application

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Mon 7/17/2023 3:41 PM

To:Nikki Ashmore <nashmore@bransonmo.gov>

PLANNING & DEVELOPMENT DEPARTMENT / "Community Development"

Engineering | Planning | Building



Planned Development - Amend Existing Planned Development

Address: 297 BUCHANAN RD

Description: CONSTRUCTION OF STORAGE FACILITY

PD23-000001

Application Date: 07/11/2023

Application Information*:

Applicant Name	Shannon Crosley
Applicant Email	scrosley@hcv.us
Applicant Address	153 Payne Stewart Drive Branson 65616
Applicant Company Name	HCW
Applicant Company Address	153 S. Payne Stewart Dr Branson MO 65616
Applicant Home Phone	(417) 464-8684
Applicant Cell Phone	(417) 464-8684
Applicant Work Phone	(417) 332-3476
Would you like to add additional team members?	Yes
Additional Team Member 1 Name	Todd Chandler
Additional Team Member 1 Email	tchandler@greatriv.com
Additional Team Member 1 Address	231 Rockpoint Drive Walnut Shade MO 65771
Additional Team Member 1 Company Name	Great River Engineering
Additional Team Member 1 Company Address	186 Payne Stewart Drive Branson MO 65616
Additional Team Member 1 Home Phone	
Additional Team Member 1 Cell Phone	(816) 519-1601

Additional Team Member 1
Work Phone

Additional Team Member 2
Name Tom Boyce

Additional Team Member 2
Email tom.boyce@emerysapp.com

Additional Team Member 2
Address

Additional Team Member 2
Company Name Emery Sapp and Sons

Additional Team Member 2
Company Address 203 Buccaneer Blvd Branson MO 65616

Additional Team Member 2
Home Phone

Additional Team Member 2
Cell Phone

Additional Team Member 2
Work Phone

Additional Team Member 3
Name Shannon Crosley

Additional Team Member 3
Email scrosley@hcw.us

Additional Team Member 3
Address 153 Payne Stewart Drive Branson 65616

Additional Team Member 3
Company Name HCW

Additional Team Member 3
Company Address 153 S. Payne Stewart Dr Branson MO 65616

Additional Team Member 3
Home Phone (417) 464-8684

Additional Team Member 3
Cell Phone (417) 464-8684

Additional Team Member 3
Work Phone (417) 332-3476

Are you the property owner? No

Planned Development Name Branson Hills Development

Are there deed restrictions? No

Legal Description (plain text only) A part of the NE1/4 of the NE1/4 of Section 17, Township 23 North, Range 21 West, described as follows: Commencing at the Northwest corner of the NE1/4 of the NE1/4 of said Section 17; thence South 01° 22' 41" West along the West line of said NE1/4 of the NE1/4 289.26 feet to a point on the Southerly R/W of Relocated Buchanan Road for a POINT OF BEGINNING; thence South 65° 33' 25" East along Southerly R/W 512.33 feet; thence Southeasterly along Southerly R/W on a curve to the right 158.21 feet (said curve having a chord bearing and distance of South 53° 18' 25" East 157.01 feet and a radius of 370.00 feet); thence South 41° 03' 25" East along Southerly R/W 90.34 feet; thence Easterly along Southerly R/W on a

curve to the left 125.60 feet (said curve having a chord bearing and distance of South 56° 42' 03" East 124.04 feet and a radius of 230.00 feet); thence South 72° 20' 41" East along Southerly R/W 69.66 feet to a point on the Westerly R/W of the Southwest Outer Road of M.S.H.D. Route 65; thence Southerly along Westerly R/W on a non-tangent segment of a curve to the left 127.62 feet (said segment having a chord bearing and distance of South 12° 02' 46" West 127.56 feet and a radius of 1190.92 feet); thence North 78° 53' 49" West 820.78 feet to a point on the West line of said NE1/4 of the NE1/4; thence North 01° 22' 41" East along the West line of said NE1/4 of the NE1/4 429.98 feet to the point of beginning; containing 5.67 acres, more or less.

* Only fields that were populated are shown

Documents:

Applicant Signature: [signature.png](#)

Attach a recent copy of the Warranty Deed/Deed of Trust: [Vesting Deed.pdf](#)

Attach Planned Development Document: [4918 Signed Survey 062823.pdf](#)

Attach property owner acknowledgement and notarization: [Property Owner Authorization.pdf](#)

Email: [Blank Email Template.htm](#)

Email: [Notice of Public Hearing - Planning Commission.htm](#)

Email: [Planning Application Payment Required.htm](#)

Merge Document: [Revised Zoning Map \(Branson Hills\).pdf](#)

Merge Document: [Exhibits - PD Amendment.pdf](#)

Merge Document: [Legal Verification- WARRANTY_DEED.pdf](#)

Merge Document: [Legal Verifiction- SURVEY.pdf](#)

Merge Document: [297 Buchanan- NN List.xlsx](#)

Merge Document: [297 Buchanan- NN Postcard.jpg](#)

Merge Document: [297 Buchanan- Signed Legal Proof.pdf](#)

Email: [Review Comments - Building.htm](#)

Merge Document: [Newspaper Clipping of Legal 7-15-23.pdf](#)

Fees and Payments:

Total Fees: 1,271.99

Total Paid: 1,271.99

Balance Due: 0.00

Fees

Quantity	Description	Amount	Total Cost
1.0	Application Fee	1,089.00	1,089.00
1.0	Technology Fee	15.00	15.00
158.0	Legal Advertisement Fee	1.00	158.00
9.0	Neighbor Notice Fee	1.11	9.99

Payments