

PLANNING DIVISION
REPORT TO
GREENE COUNTY PLANNING BOARD


INFORMATION :

CASE NO: 2025 **HEARING DATE:** June 19, 2018

PETITION: The Greene County Planning Division is submitting to the Greene County Planning Board for review and recommendation to the Greene County Commission the following Amendment to The Greene County Zoning Regulations:

Amend Article IV; SPECIAL PROVISIONS, Section 27; Sediment and Erosion Control Regulation, Paragraph B; Bond Requirement, by increasing the bond for approved grading plans and to require temporary facilities, as well as permanent facilities, to be covered by the bond.

During public hearing on June 19, 2018, the Greene County Planning Board did table this request until the July 17th Planning Board hearing, to allow for additional public comment.


Kent D. Morris, AICP, Executive Secretary
Greene County Planning Board

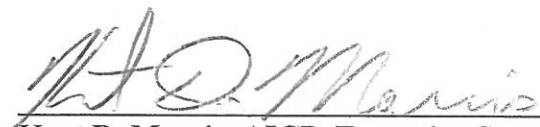
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9. Notification of Spills:

Notwithstanding other requirements of law, as soon as any person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of any known or suspected release of materials which are resulting or may result in illegal discharges or pollutants discharging into storm water, the storm drain system, or water of the U.S. said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release. In the event of such a release of hazardous materials said person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of non-hazardous materials, said person shall notify the County in person or by phone or facsimile no later than the next business day. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the County within three business days of the phone notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three years.

Section 26. Garage and Yard Sales

It shall be unlawful for any person to advertise, conduct, carry on or permit more than two (2) garage, patio, yard, or other similar sales within any twelve month period, nor shall such sale be held or be scheduled for more than two (2) calendar days.

Section 27. Sediment and Erosion Control Regulation

Statement of intent: The purpose of this regulation is to control soil erosion on land that is undergoing development for non-agricultural uses and to preserve the natural terrain and waterways of the land within Greene County. Soil erosion scars the land and creates sediment that clogs storm sewers and road ditches; chokes streams and creates silt bars, all of which pose a threat to public health and safety. The provisions in this regulation are intended to provide a natural community environment, to prevent soil erosion and to reduce costly repairs to gullies, washed out fills, water conveyance systems, roads and embankment. Application of these regulations will effectively control soil erosion and sedimentation.

A. Scope of Authority:

1. Any person, firm, corporation or business proposing to develop land within Greene County shall apply to the Resource Management Department for approval of his/her erosion control plan and issuance of a grading permit as specified in this Regulation.
 - a. No land shall be graded except upon the issuance of such a permit.

B. Bond Requirement:

1. Upon approval of the erosion control plan and prior to issuance of a grading permit, the Resource Management Department shall require the developer to post a performance bond, escrow agreement, lender's agreement, cash bond, cash or certified check of not less than **\$2,000 per graded acre plus** the value of all other work to be done under the grading, sediment and erosion control plan, **including all other temporary and permanent sediment and erosion control measures.**
 - a. This may be a part of other bond/escrow funds, subject to the County's discretion.
2. For grading permits which do not include the construction of public improvements related to subdividing land under jurisdiction of the Subdivision Regulations, or construction of permanent buildings or structures, under jurisdiction of the Building Regulations, (i.e. where only grading work is included, such as for a borrow pit or pond) the only type of security which will be accepted will be a cash bond.

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INFORMATION :

CASE NO: 2026 **HEARING DATE:** July 17, 2018

PETITION: The Greene County Planning Division is submitting to the Greene County Planning Board for review and recommendation to the Greene County Commission the following Amendment to The Greene County Zoning Regulations:

Amend Article IV; SPECIAL PROVISIONS, Section 35; Nuisance, by incorporating the new definition for a Residential District and clarifying the definition of immobilized vehicles.

During public hearing on July 17, 2018, the Greene County Planning Board did vote 8 to 0 to recommend approval of this amendment.



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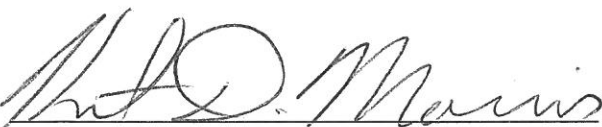
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Article I – Section 3

B.

106. ~~R-Residential~~ Residential District

Any approved ~~residential~~ district zoned as R-1, R-2, R-3, R-4, UR-1, MH-1 or RR-1.

Article IV – Section 35

C. In addition to the Nuisances prohibited above, it shall be **considered** unlawful and a nuisance for any person who is the owner, agent, tenant or occupant of any premises zoned ~~R-1, R-2, R-3, and R-4~~ **residential** or located within a platted subdivision in the unincorporated areas of the County to:

D. In addition to the Nuisances prohibited above **(in sub-section C)**, it shall be **considered** unlawful and a nuisance for any person who is the owner, agent, tenant, or occupant of any premises ~~used for other than residential purposes or zoned residential~~ **that is not zoned residential or located within a platted subdivision** in the unincorporated areas of the County to:

1. Allow or cause to remain on the premises any vehicle **or contrivance**, other than tractors **or other machinery commonly used for agricultural purposes on the same property or within the vicinity** that are unlicensed, immobilized, dismantled, inoperable, or junked, provided:
 - a. Such vehicles may be stored within an enclosed building ~~or a location which cannot be viewed from a ground location off the premises~~; or
 - b. The premises is validly zoned, licensed and permitted by the County for a business of dismantling, repairing, stripping, salvaging, storing or servicing of vehicles and the dismantling, repairing, stripping, storing or servicing is completed within thirty (30) days.

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CASE NO: 2027 **HEARING DATE:** July 17, 2018

PETITION: The Greene County Planning Division is submitting to the Greene County Planning Board for review and recommendation to the Greene County Commission the following Amendments to The Greene County Zoning Regulations:

Amend Article V; A-1 Agriculture District, by eliminating the minimum size requirements for a residence.

During public hearing on July 17, 2018, the Greene County Planning Board did vote 8 to 0 to recommend approval of this amendment.


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- B. Disposal of garbage or refuse by the County, a township or municipality, or agent thereof, subject to the provision of the Missouri State Statutes.
- C. Radio and television transmitters, not to include class C or D (CB), but subject to FCC Regulations - towers only.
- D. Rifle, skeet, trap and pistol ranges and similar uses provided that the physical layout of such uses (firing line, targets, range, etc.) shall be located a minimum distance of five hundred (500) feet from an R District.
- E. Commercial kennels, animal hospitals, veterinary clinics or kennels,
 - 1. provided that any tract of land in such use shall not be less than five (5) acres in area and
 - 2. any building or enclosure shall be a distance of one hundred (100) feet from an R District, and twenty-five (25) feet from any property line.
 - 3. All animals must be kept and provided for in accordance with United States Department of Agriculture guidelines for the humane treatment of animals.
- F. Golf courses.
- G. Riding academies and public stables;
 - 1. provided that any lot or tract of land in such use shall be not less than twenty (20) acres in area and that
 - 2. any building or enclosure in which animals are kept shall be a minimum distance of two hundred (200) feet from an R District.
 - 3. The issuance of a Conditional Use Permit for riding academies and public stables is intended to insure the remain primarily agricultural in nature.
- Q. Rural event venues in conformance with Article IV, Section 37.

Section 4. Area Requirements

- A. All tracts of property shall have a minimum road frontage of two hundred (200) feet.
- B. Lots that have no road frontage shall have a minimum dimension of two hundred (200) feet.
- C. Odd shaped tracts will be approved on a case by case basis by the Greene County Resource Management Department.

SIDE YARD WIDTHS

| | Lot Area* | Minimum Frontage | Front Yard Depth | One Side Yard | Both Side Yards | Rear Yard Depth | Dwelling 1st Floor Minimum Floor Area |
|---|-----------|------------------|------------------|---------------|-----------------|-----------------|---------------------------------------|
| Lot area customarily agricultural uses, as specified in Article V | 5 acres | - | 50 ft. | 50 ft. | 100 ft. | 50 ft. | No other place this is listed |
| Single family dwellings and accessory buildings | 5 acres | 200 ft. | 50 ft. | 25 ft. | 50 ft. | 50 ft. | 620-sq.-ft. 1st floor minimum |
| Recreational facilities | 5 acres | - | 100 ft. | 75 ft. | 150 ft. | 100 ft. | - |

PLANNING DIVISION
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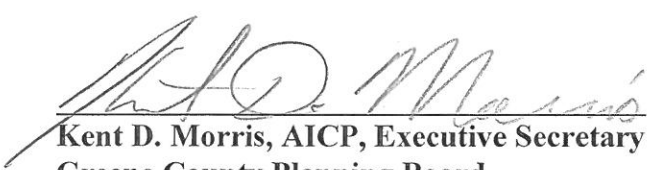
INFORMATION :

CASE NO: 2028 **HEARING DATE:** July 17, 2018

PETITION: The Greene County Planning Division is submitting to the Greene County Planning Board for review and recommendation to the Greene County Commission the following Amendment to The Greene County Zoning Regulations:

Amend Article V, VI, VII, VIII, IX, X, XI, XII, XIII, XIV, XV, XVI, XVII, XVIII, XIX, XX, and XXII to consistently regulate home daycares, home occupations and required setbacks from County Roads based on the Major Thoroughfare Plan.

During public hearing on July 17, 2018, the Greene County Planning Board did vote 8 to 0 to recommend approval of this amendment.


Kent D. Morris, AICP, Executive Secretary
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CASE NO: 2028 **HEARING DATE:** June 19, 2018

PETITION: The Greene County Planning Division is submitting to the Greene County Planning Board for review and recommendation to the Greene County Commission the following Amendment to The Greene County Zoning Regulations:

Amend Article V, VI, VII, VIII, IX, X, XI, XII, XIII, XIV, XV, XVI, XVII, XVIII, XIX, XX, and XXII to consistently regulate home daycares, home occupations and required setbacks from County Roads based on the Major Thoroughfare Plan.

During public hearing on June 19, 2018, the Greene County Planning Board did table this request until the July 17th Planning Board hearing, to allow for additional public comment.



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ARTICLE V. A-1 AGRICULTURE DISTRICT

A. Statement of Intent:

1. This district is intended to provide for agricultural and related uses in areas where non-farm residential development is not of a significant portion and is presently not anticipated.
2. It is the intent of this district to allow accessory residential dwellings to the extent required for the safe and proper operation of a principal permitted use.
 - a. Single-family detached dwelling
 - 1) In the A-1 District to create tracts of less than ten (10) acres requires an administrative subdivision. No more than two (2) tracts less than ten (10) acres may be created and the remaining tract must have a minimum of ten (10) acres.
 - 2) All legal parcels of ground created prior to this regulation will be considered legal tracts of ground for permits and transfer of title. (August 6, 2001)

Section 1. Principal Permitted Uses

- A. Agriculture, including any customary agricultural building and structure, orchards, the harvesting of wild crops, berries, tree fruits and seeds, grazing, nursery and greenhouses; provided that any greenhouse heating plants, or building or enclosure in which farm animals are kept shall comply with the distance requirements of one hundred (100) feet from any R District.
- B. Single-family detached dwelling.
- C. Private non-commercial recreational areas, uses and facilities including country clubs, swimming pools, forests and wildlife preserves.
- D. Public utilities, essential services, and other uses in accordance with Article IV, Section 30.
- E. Private stables and dairies; provided that any building or enclosure in which fowl or animals are kept shall comply with the distance requirements of one hundred (100) feet from any R District.

Section 2. Accessory Uses

- A. Accessory uses, buildings and structures customarily incidental to any of the aforesaid permitted uses, including:
 1. Living quarters of persons employed on the premises; the keeping of roomers or boarders by a resident family.
 2. A private garage, parking area or stable.
 1. Customary incidental home occupations when conducted in a dwelling, provided that no stock in trade is kept or products sold, except such as are made on the premises. **Other Agricultural Home Occupations may be permitted with receipt of a Home Occupation Permit in accordance with Article IV Section 22**
 4. Roadside stands, offering for sale only agricultural products produced on the premises or in the vicinity.
 5. Temporary buildings for uses incidental to construction work and other signs incidental to a permitted use.
 6. The storage of no more than two (2) trucks of two and a half (2 1/2) tons or a maximum of three (3) axles (whichever is smaller) and two (2) backhoes with trailers. Storage shall be within a completely enclosed building. Other similar equipment may be approved by the Greene County Administrative Review Committee as long as the total number does not exceed six (6) pieces of equipment.
 7. **Day care homes if not more than ten (10) children are kept, in addition to those residing on the premises, subject to state licensing requirements.**

Section 3. Conditional Uses Requiring Board of Zoning Adjustment Authorization

- A. Schools, structures and properties of recreational, cultural, administrative or public service type, churches and other places of worship, including parish houses and Sunday Schools, but
 - 1. excluding overnight shelters and temporary outdoor revivals,
 - 2. on a minimum of five (5) acres of land, to provide sufficient land area for off-street parking, buffer yards and proper site design to lessen possible adverse impacts on adjoining properties.
- A. The parking of one (1) mobile home in extreme hardship cases, as a second dwelling.
 - 1. such as but not limited to relatives of the occupants of a principal dwelling unit on the premises,
 - 2. or in the case of the destruction or substantial damage to a dwelling by casualty, may be allowed for a time limit set by the Board (of Zoning Adjustment),
 - a. renewable by the approval of the Board (of Zoning Adjustment).
- A. The parking of one (1) mobile home as an additional dwelling may be permitted for temporary occupancy of a farmer, tenant farmer or hired help whose main occupation is farm work.
 - 1. Area, yard and setback requirements for the mobile home shall be the same as required for a single family dwelling.
- A. Temporary roadside stands for non-agricultural commercial sales.
- B. Livestock confinement operations in conformance with Article IV, Section 31.
- C. Commercial mines, oil drilling, quarries and gravel pits, temporary sawmill for cutting timber grown on the premises;
 - 1. provided that any lot or tract of land containing such use, other than a temporary sawmill, shall not be less than ten (10) acres in area, and
 - 2. that the location of any power-driven or power-producing machinery affixed to the real estate shall comply with a distance of five hundred (500) feet from any R District.
- A. Cemeteries, including mausoleums and crematories therein,
 - 1. provided that any mausoleum and crematory shall comply with the distance requirements of five hundred (500) feet from any R District, and
 - 2. provided that any new cemetery shall contain an area not less than twenty (20) acres.
- H. Religious and charitable institutions.
- I. Hospitals and sanitariums, including institutions for contagious disease and for the insane, liquor or drug addicts, and penal or correctional institutions,
 - 1. provided that any tract or lot of land in such use shall be not less than ten (10) acres in area and
 - 2. provided the location of any such establishment shall comply with the distance requirements of five hundred (500) feet from any R District.
- A. Airports and landing fields, subject to the provisions of the Missouri State Statutes.

- B. Disposal of garbage or refuse by the County, a township or municipality, or agent thereof, subject to the provision of the Missouri State Statutes.
- C. Radio and television transmitters, not to include class C or D (CB), but subject to FCC Regulations - towers only.
- D. Rifle, skeet, trap and pistol ranges and similar uses provided that the physical layout of such uses (firing line, targets, range, etc.) shall be located a minimum distance of five hundred (500) feet from an R District.
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| Lot area customarily agricultural uses, as specified in Article V | 5 acres | - | 50 ft. | 50 ft. | 100 ft. | 50 ft. | - |
| Single family dwellings and accessory buildings | 5 acres | 200 ft. | 50 ft. | 25 ft. | 50 ft. | 50 ft. | 620 sq. ft. 1st floor minimum |
| Recreational facilities | 5 acres | - | 100 ft. | 75 ft. | 150 ft. | 100 ft. | - |

hospitals

*Tract may include road rights-of-way.

In addition, no structure may be erected closer to the center line of an existing or planned street than as prescribed below.

| Street Classification | Required Setback from Right-of-way Center Line |
|---------------------------------|--|
| Freeway | 150 feet plus the required yard setback |
| Expressway | 65 feet plus the required yard setback |
| Primary Arterial | 55 feet plus the required yard setback |
| Secondary Arterial | 40 feet plus the required yard setback |
| Collector | 35 feet plus the required yard setback |
| Commercial/ Industrial Local | 30 feet plus the required yard setback |
| Residential Local | 25 feet plus the required yard setback |
| Highway Access Road | 20 feet plus the required yard setback |

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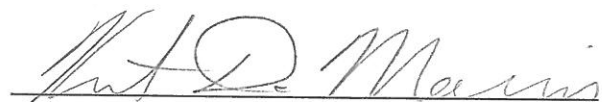
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CASE NO: 2031 **HEARING DATE:** July 17, 2018

PETITION: The Greene County Planning Division is submitting to the Greene County Planning Board for review and recommendation to the Greene County Commission the following Amendment to The Greene County Zoning Regulations:

Amend Article IV; SPECIAL PROVISIONS, Section 19; Weeds and Other Rank Vegetation, Subsection B; Notification, Paragraph 1, by removing the requirement for certified mail notification.

During public hearing on July 17, 2018, the Greene County Planning Board did vote 8 to 0 to recommend approval of this amendment.


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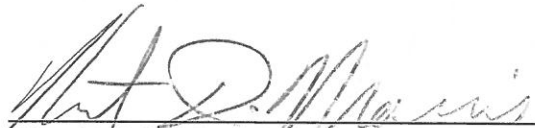
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Section 19. Weeds and Other Rank Vegetation

- A. In any R, C or M District, or any platted subdivision, it shall be considered unlawful for the growth of grass, weeds, brush or other rank vegetation to exceed twelve (12) inches in height.
 - 1. This growth shall constitute a nuisance when, in the opinion of the Zoning Enforcement Officer, any such growth on a lot or a piece of land may substantially endanger the health, safety or welfare of the people.
- B. The Zoning Enforcement Officer shall notify the owner of the property to abate the nuisance.
 - 1. The owner shall be notified by **certified mail**. *no more certify.*
 - 2. If the nuisance is not abated within ten (10) days from the date the notice is sent, then the Zoning Enforcement Officer shall, after appropriate proceedings in the Circuit Court of Greene County, Missouri, cause such nuisance to be abated by whatever reasonable means are necessary.
- C. The cost of cutting and removing grass, weeds, brush and other rank vegetation shall be compiled.
 - 1. The owner of the property who was such at the time that the nuisance was abated shall be personally liable to the County for the cost of abatement, and
 - 2. After appropriate proceedings in the Circuit Court of Greene County, Missouri, a lien upon the land where such nuisance was abated, the same to run with the land for the full cost of the County for such abatement, or a forecloser in favor of the County may be exercised upon the land.

Section 20. Stationary Vehicles

It shall be considered unlawful to place, assemble, park, store or display car hulks, junk vehicles, antique cars or any other form of immobilized contrivance in a stationary position for more than forty-eight (48) hours on any property other than those areas so designated by proper zoning.

Section 21. Mobile Home

- A. Mobile homes shall be utilized solely for dwelling purposes and meet all applicable standards set forth in Chapter 700 of the 1978 Missouri Revised Statutes.
- B. No mobile home shall be located, erected, secured and/or altered to serve as a non-residential use, including but not limited to uses such as a storage unit, tool house, private garage or wash house, in any district.
- C. No mobile home shall be placed in any district, other than in an MH-1 District or an A-1 Agriculture District, except in a previously approved mobile home park or mobile home subdivision.
- D. No mobile home shall be located, erected, secured and/or altered to serve as a guest house, servant's quarters, den or parsonage in any district unless otherwise provided for in this regulation.

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- B. The Zoning Enforcement Officer shall notify the owner of the property to abate the nuisance.
 - 1. The owner shall be notified by **certified mail**.
 - 2. If the nuisance is not abated within ten (10) days from the date the notice is sent, then the Zoning Enforcement Officer shall, after appropriate proceedings in the Circuit Court of Greene County, Missouri, cause such nuisance to be abated by whatever reasonable means are necessary.
- C. The cost of cutting and removing grass, weeds, brush and other rank vegetation shall be compiled.
 - 1. The owner of the property who was such at the time that the nuisance was abated shall be personally liable to the County for the cost of abatement, and
 - 2. After appropriate proceedings in the Circuit Court of Greene County, Missouri, a lien upon the land where such nuisance was abated, the same to run with the land for the full cost of the County for such abatement, or a forecloser in favor of the County may be exercised upon the land.

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**PLANNING DIVISION
REPORT TO
GREENE COUNTY PLANNING BOARD AND
GREENE COUNTY COMMISSION**

CASE NUMBER: PB 2032

HEARING DATE: July 17, 2018

APPLICANT(S): Roscoe and Barbara Killingsworth—

PETITION: Rezone from C-2, General Commercial to
A-1, Agriculture District

LOCATION: 6870 W. State Highway 266, Springfield

FACTS:

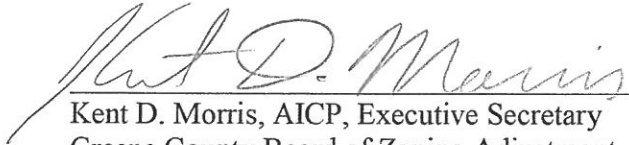
1. The property is a 5-acre tract containing one single-family residence and two accessory buildings. It is currently zoned C-2, General Commercial District.
2. The applicants request rezoning to A-1, Agriculture District in order to obtain a residential loan for the property, which was deeded again earlier this year.
3. The tract was zoned C-2 in 1971 by previous owners, who operated a commercial horse stable there. This was prior to the adoption of county-wide zoning regulations in 1978. There has been no commercial use of the property since a previous change in ownership in 2012.
4. This tract does not contain any mapped floodplain or sinkholes within its boundaries.
5. All adjacent properties are currently zoned A-1, and while the surrounding area generally consists of agriculture operations and single-family dwellings, out-dated C-2 zoning also exists on parcels to the east of the property.
6. The 2018 Future Land Use Map shows this property to be within an area planned for Rural Residential development, with surrounding area indicated as also suitable for agricultural uses.

STAFF COMMENTS:

Staff believes that rezoning this property to A-1, Agriculture is preferable based on the existing land uses on the site and within the area. The land use on the tract no longer conforms to C-2 zoning, and staff therefore recommends approval of this petition.

PLANNING BOARD ACTION:

At their July 17, 2018 public hearing, the Greene County Planning Board voted unanimously to recommend approval of this petition to rezone.

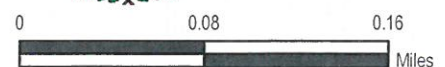


Kent D. Morris, AICP, Executive Secretary
Greene County Board of Zoning Adjustment

Planning Board Case 2032



Applicant: Roscoe & Barbara Killingsworth
Petition: Rezone from C-2 General Commercial to A-1,
Agriculture District
Tract Size: 5.0 acres
Location: 6870 W. State Hwy 266, Springfield
Parcel Number: 88-14-22-100-010
First Hearing Date: July 17, 2018



DISCLAIMER
All information on the map is provided "as is" for general information purposes only. Greene County and all other contributing data suppliers make no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of the data for any particular purpose. Greene County and all other contributing data suppliers assume no liability associated with the use or misuse of this data. Parcel information was prepared under the direction of the State Tax Commission of Missouri and Greene County Tax Assessor. The property map is for tax purposes only. It is not intended for conveyances.

8450 N. Farm Road 53
Walnut Grove, MO 65770

June 8, 2018

Planning & Zoning Board

Dear Planning & Zoning Board,
Subject: Property located at 6870 W. State Highway 266 Springfield, MO.

The referenced property located at 6870 W. State Highway 266, Springfield, MO., was rezoned from residential to commercial in 1971 so that the owner at that time could use the property as a commercial horse stable. This property has not been used in this manner in many years and we are asking that the property be rezoned back to R-1 residential. There will be no impact to environment, traffic, or neighbors. It has also been assessed at residential rate for the last several years. We appreciate your consideration in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to be 'R Killingsworth', with a long horizontal flourish extending to the right.

Roscoe Killingsworth
Property Owner

Site Plan

Horse
Barn

Small
Barn

well
○

House

septic
○ Tank

Drive way

5 Acre
Track

W. Hwy-266



GREENE COUNTY PLANNING & ZONING
940 N BOONVILLE, ROOM 305
SPRINGFIELD, MO 65802
417-868-4005 PHONE 417-868-4175 FAX

Date Received: _____
Fees Paid: _____
Receipt # _____
MS# _____

APPLICATION

PROPERTY OWNER INFORMATION

Owner's Name (Please Print): Roscoe & Barbara Killingsworth
Owner's Address: 8450 N. Farm Rd. 53 Walnut Grove, Mo. 65770
Phone Number: _____ Fax Number: 417-742-7480 Email: foxfirewest@sbcglobal.net
Representative's Name: Roscoe & Barbara Killingsworth
Representative's Address: same
Phone Number: _____ Fax Number: 417-742-7480 Email: foxfirewest@sbcglobal.net
Representative's Signature _____

TYPE OF REQUEST:

☒ Rezoning ☐ Appeal
☐ Conditional Use Permit ☐ Amendment to PAD # _____
☐ Variance ☐ Amendment to CUP # _____

PROPERTY INFORMATION

Address/Location of Property: 6870 W. State Hwy 266 Springfield, Mo. 65802
Acreage Being Considered for Request: 5 acres Existing Zoning: Commercial C2
Existing Land Use: Residential (Rezoning to A-1, Agriculture)
On-Site Wastewater System: Septic Public Sewer Provider: N/A

Existing or Proposed Water Supply:

☒ On-Site Well ☐ Shared Well How many people serviced by Shared Well: _____

Public Provider: _____

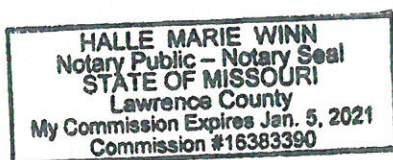
Authorized Signature of Applicant(s): [Signature] Date: 6-8-18
Barbara Killingsworth Date: 6-8-18

ACKNOWLEDGMENT OF AUTHORIZED SIGNATURES

STATE OF Missouri)
COUNTY OF Greene) SS.

On this 8 Day of June, in the year 2018, before me, the undersigned notary public, personally appeared Roscoe and Barbara Killingsworth, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



[Signature]
Notary Public

MISSOURI STATE UNIVERSITY BOARD
901 S NATIONAL AVE
SPRINGFIELD MO 65804

~~RIPPEE, LINDA K ETAL
6870 W STATE HIGHWAY 266
SPRINGFIELD MO 65802~~

SPERING, PAMELA EXEMPT ETAL TR
501 KINGS WAY
SUISUN CITY CA 94585

SPERING, PAMELA EXEMPT ETAL TR
501 KINGS WAY
SUISUN CITY CA 94585

SPERING, PAMELA EXEMPT TR ETAL
501 KINGS WAY
SUISUN CITY CA 94585

WILEY, JAMES F
501 KINGS WAY
SUISUN CITY CA 94585

OPTIONAL SERVICES

5 NAMES

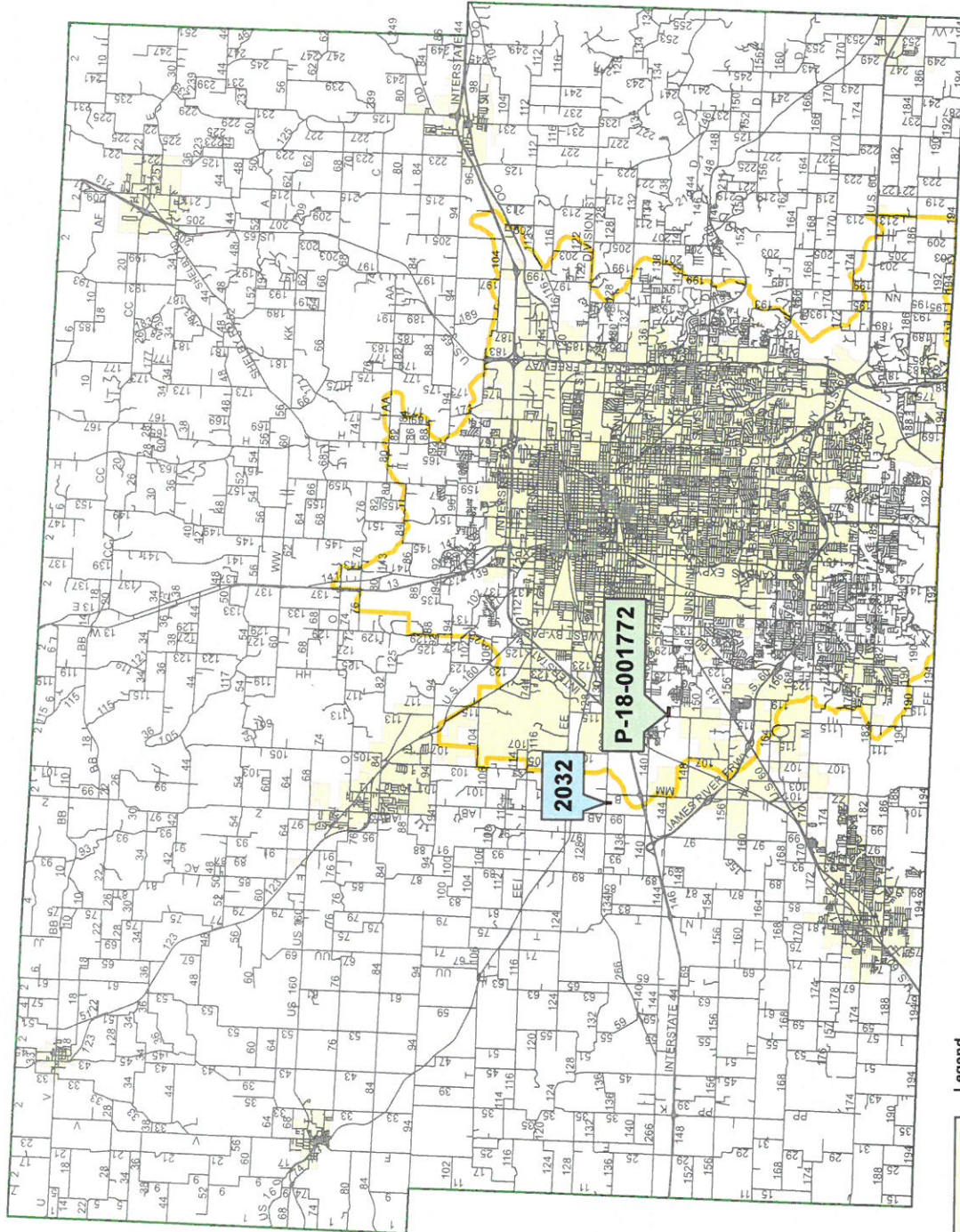
Planning Board Case 2032



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Legend

- Rezoning Request
- Subdivision Plat
- Vacation
- Hearing Properties
- Springfield Urban Service Boundary
- Municipal Areas
- Variance Request
- Conditional Use Permit

**August 2018
County Commission Hearing
Overview Map**

