

NOTICE IS HEREBY GIVEN THAT THE GREENE COUNTY BOARD OF ADJUSTMENT will hold a public hearing on TUESDAY, SEPTEMBER 8, 2009 at 1:30 p.m. at 940 Boonville, Room 212, Springfield, Missouri. In accordance with ADA guidelines, if you need special accommodations when attending any County meeting, please notify this office at least three (3) days prior to the meeting. Information may be examined at the Planning Office, 940 Boonville, Room 305, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Telephone: (417) 868-4005.

**BOARD OF ADJUSTMENT CASE NO. 1483**

**REQUEST: VARIANCE TO ALLOW A USE IN THE C-2, GENERAL COMMERCIAL DISTRICT WITHOUT ACCESS TO PUBLIC SEWER AND WATER SERVICES**

**LEGAL: A PARCEL OF LAND LYING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 28 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2088, PAGE 2219 AND BEING THE SAME TRACT AS DESCRIBED IN THE LINCOLN LAND TITLE COMMITMENT NUMBER 09-G00518 DATED APRIL 6, 2009 AND SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 23 WEST; THENCE ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, SOUTH 01°58'15" WEST, 1391.96 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 44; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING COURSES, SOUTH 75°35'20" WEST, 262.98 FEET; THENCE SOUTH 83°39'48" WEST, 419.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, SOUTH 83°35'38" WEST, 281.16 FEET; THENCE NORTH 64°31'02" WEST, 182.70 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY "B"; THENCE LEAVING SAID NORTH RIGHT-OF-WAY AND ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING COURSES, NORTH 38°05'33" WEST, 240.61 FEET; THENCE NORTH 01°59'07" EAST, 30.00 FEET; THENCE NORTH 11°59'29" WEST, 103.83 FEET; THENCE NORTH 01°42'21" EAST, 169.57 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY, SOUTH 88°22'54" EAST, 624.35 FEET; THENCE SOUTH 01°44'42" WEST, 520.81 FEET TO THE POINT OF BEGINNING. CONTAINING 6.97 ACRES, MORE OR LESS. ALL LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 23, TOWNSHIP 29 NORTH, RANGE 23 WEST IN GREENE COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983 CENTRAL ZONE. DATE OF ADJUSTMENT 2000. CONDITIONS AND MONUMENTS ARE AS SHOWN ON ANDERSON ENGINEERING, INC. DRAWING NUMBER WB 108388.**

**LOCATION: NORTHEAST CORNER OF THE INTERSECTION OF INDEPENDENCE DRIVE AND STATE HIGHWAY B**

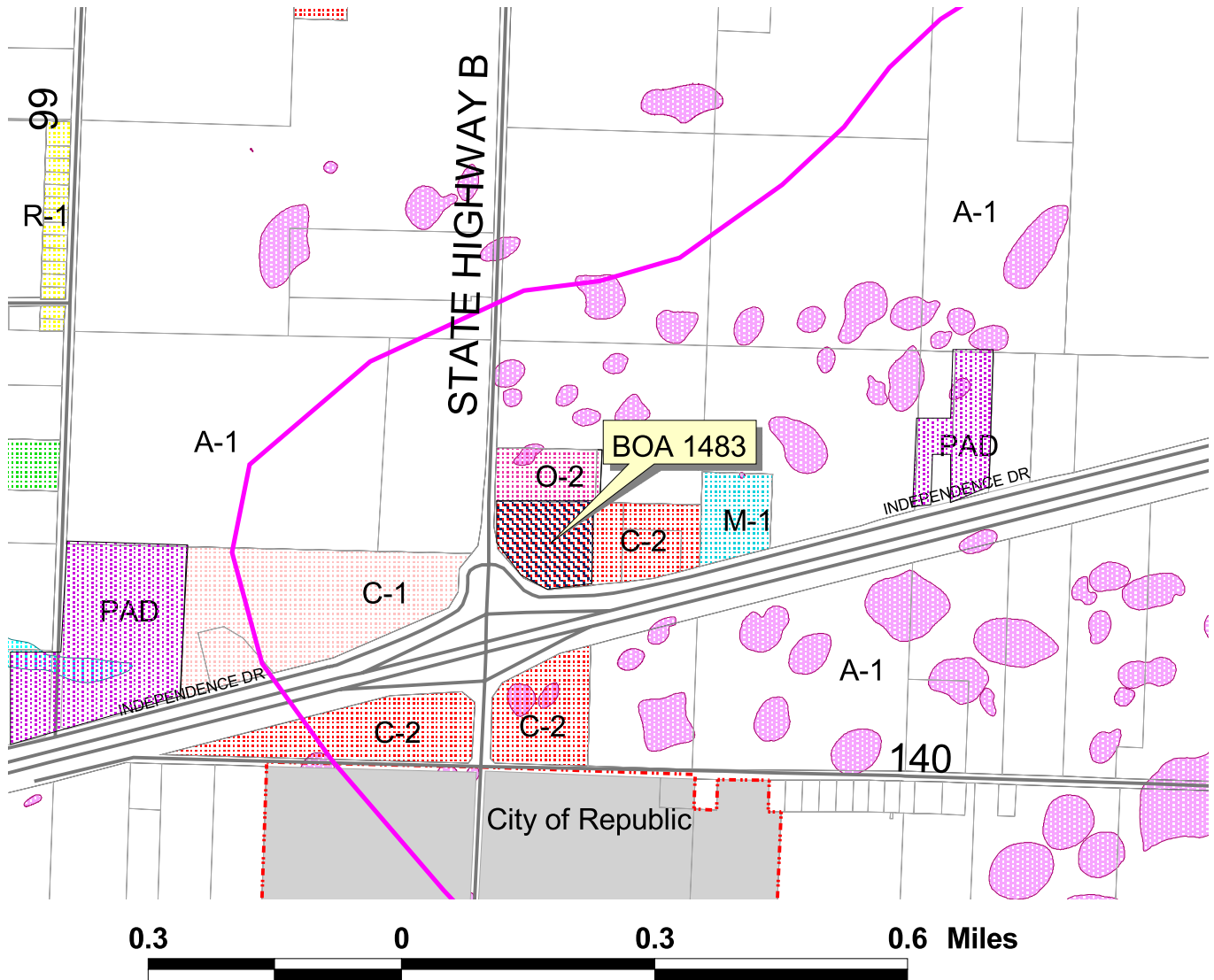
**APPLICANT: INGRAM ENTERPRISES, INC.  
c/o JOSH HOUSE OF KUM AND GO, L.C.**

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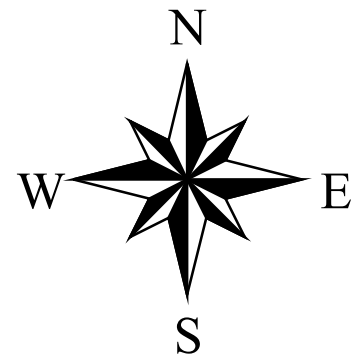
**Kent D. Morris, AICP, Executive Secretary  
Greene County Planning Board**



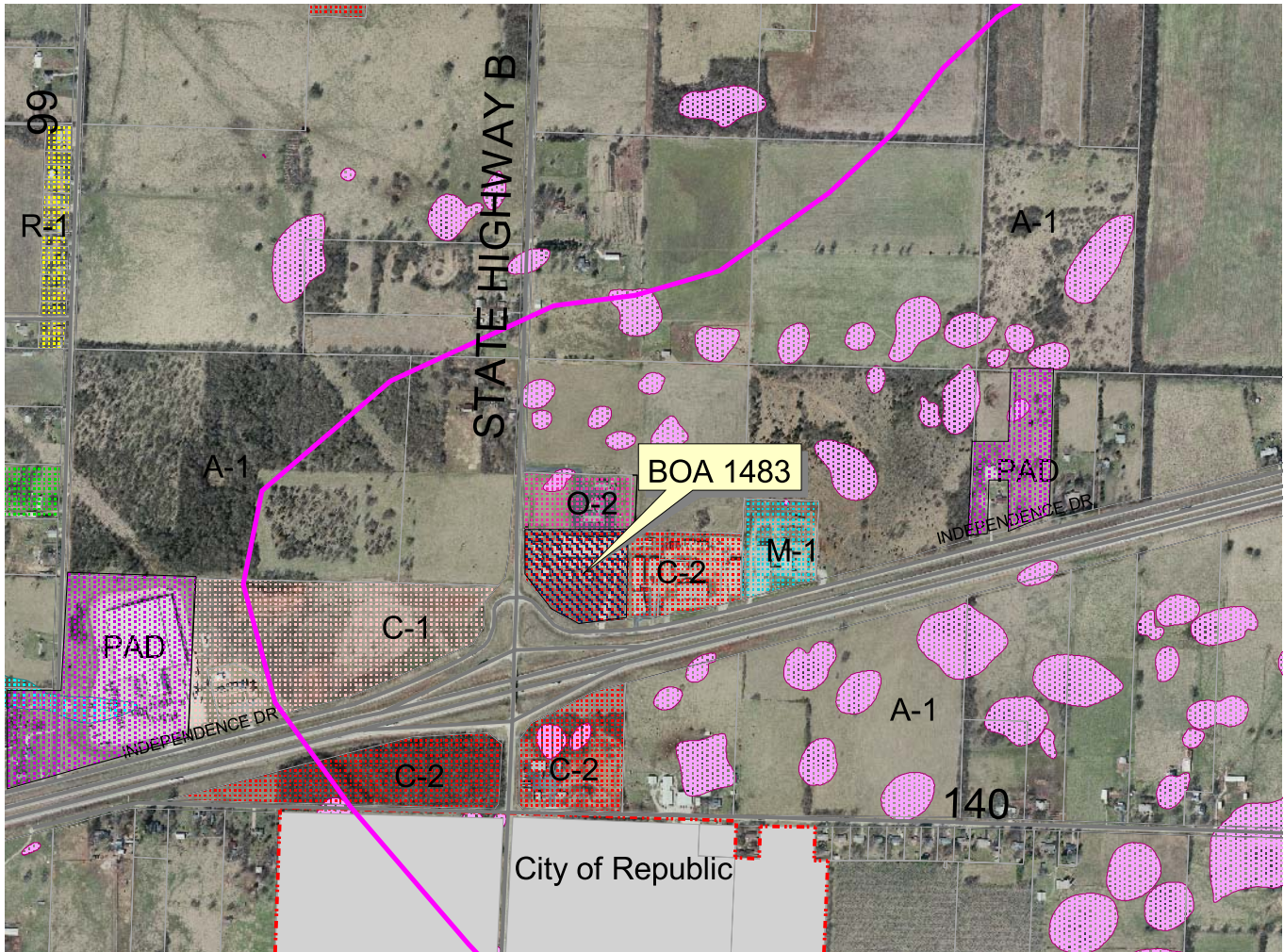
# Board of Adjustment Case 1483



Applicant: Ingram Enterprises, Inc.  
c/o Josh House of Kum & Go, LC  
Request: A variance to allow a use in the C-2, General Commercial District without access to public sewer and water services  
Purpose: To allow for a convenience store to use up to 3000 gallons of water per day  
Location: Northeast corner of the intersection of State Highway B and Independence Dr.



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