



CITY OF **BRANSON**  
Planning & Development

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# **QUARTERLY STATUS REPORT**

**FOURTH QUARTER 2016**  
OCTOBER through DECEMBER

**Director**

Joel Hornickel

**Building Department**

Roy Swarms

**Code Enforcement**

Keith Crawford

**Administration**

Stephenie Schultz



## **TABLE OF CONTENTS**

<b>SECTION</b>	<b>PAGE</b>
<b>Section 1: Building Division Activity</b>	<b>1</b>
<b>Section 2: Building Performance Measurements</b>	<b>1</b>
Building Permits Issued	1
Building Permit Valuations	3
Residential Type Permits Issued	4
Days to Issue Permits	5
Inspections Performed	6
Commercial Building Permits Over \$10,000	7
<b>Section 3: Code Enforcement Activity</b>	<b>11</b>
Enforcement Summary	11
Code Violations Data	11
Weed Abatement	14
Citations Issued	15
Repeat Occurrences	16
<b>Section 4: Code Enforcement Performance Measurements</b>	<b>17</b>
Rates of Voluntary and Forced Compliance	17
Complaints Received	18
<b>Section 5: Sign Activity</b>	<b>19</b>
Sign Removals	19
Sign Permits Approved	20
Temporary Signs	21
<b>Section 6: Planning Activity</b>	<b>22</b>
<b>Section 7: Planning Department Surveys</b>	<b>25</b>



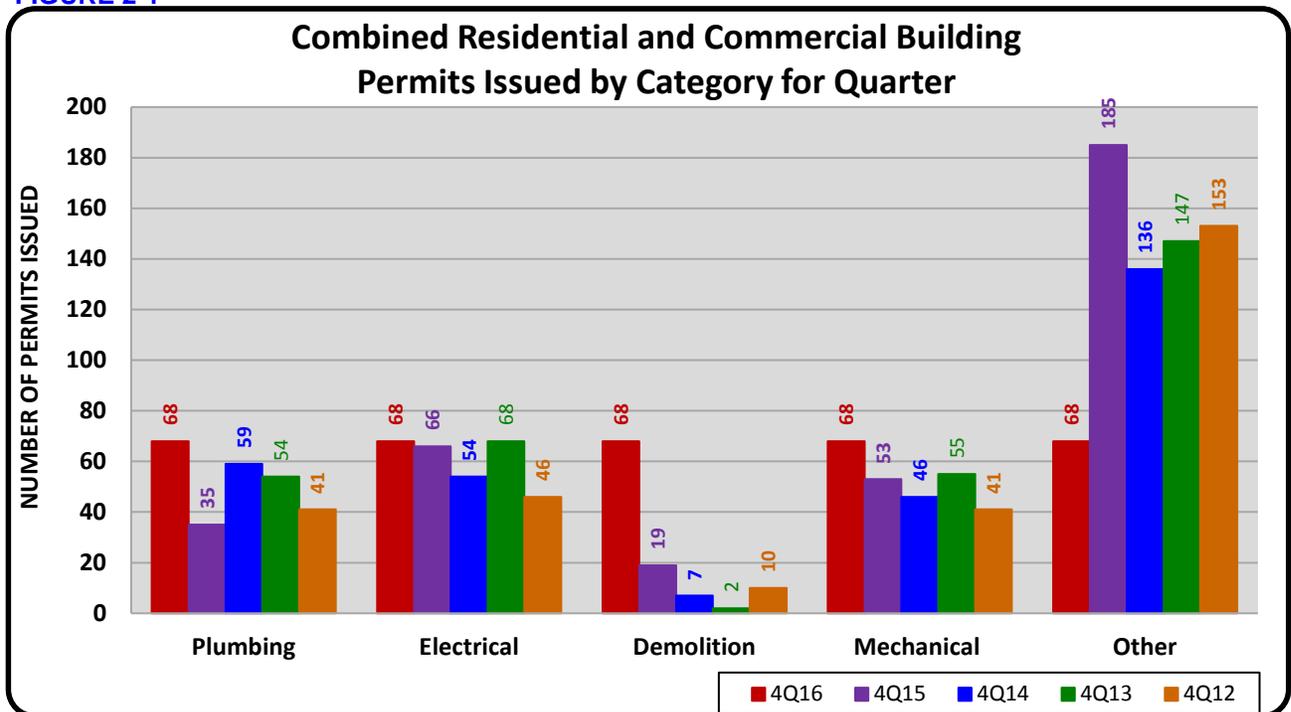
**SECTION 1: BUILDING DIVISION ACTIVITY**

**TABLE 1-1: Building Division Quarterly Status**

Activity	1Q16	2Q16	3Q16	4Q16	Total
Working w/o a Permit Assessed	8	8	5	5	26
Plan Reviews Completed	523	538	453	395	1909
Projects completed	177	193	166	189	725
Residential Permits Issued	127	79	110	68	384
Commercial Permits Issued	309	308	230	208	1055

**SECTION 2: BUILDING PERFORMANCE MEASUREMENTS**

**FIGURE 2-1**



**\*Note:** "Other" includes signs, roof, decks, drywall, paving, landscaping, concrete/masonry, and insulation



FIGURE 2-2

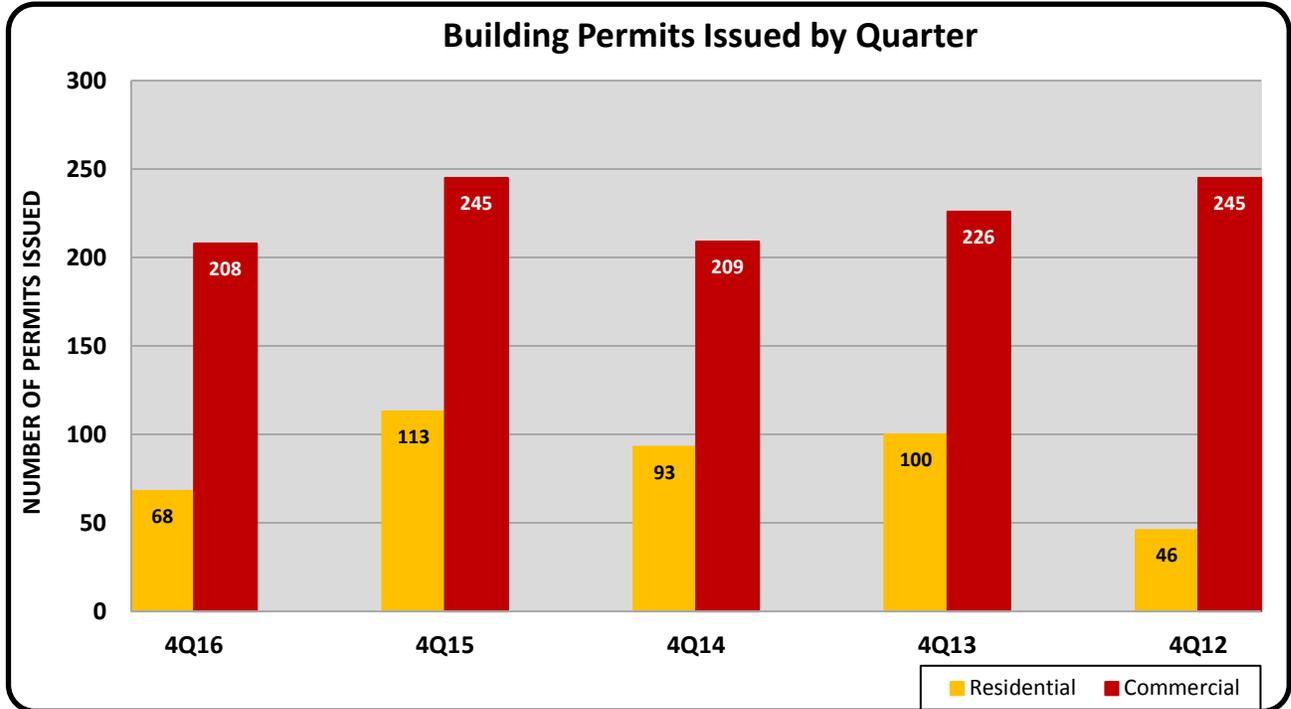


FIGURE 2-3

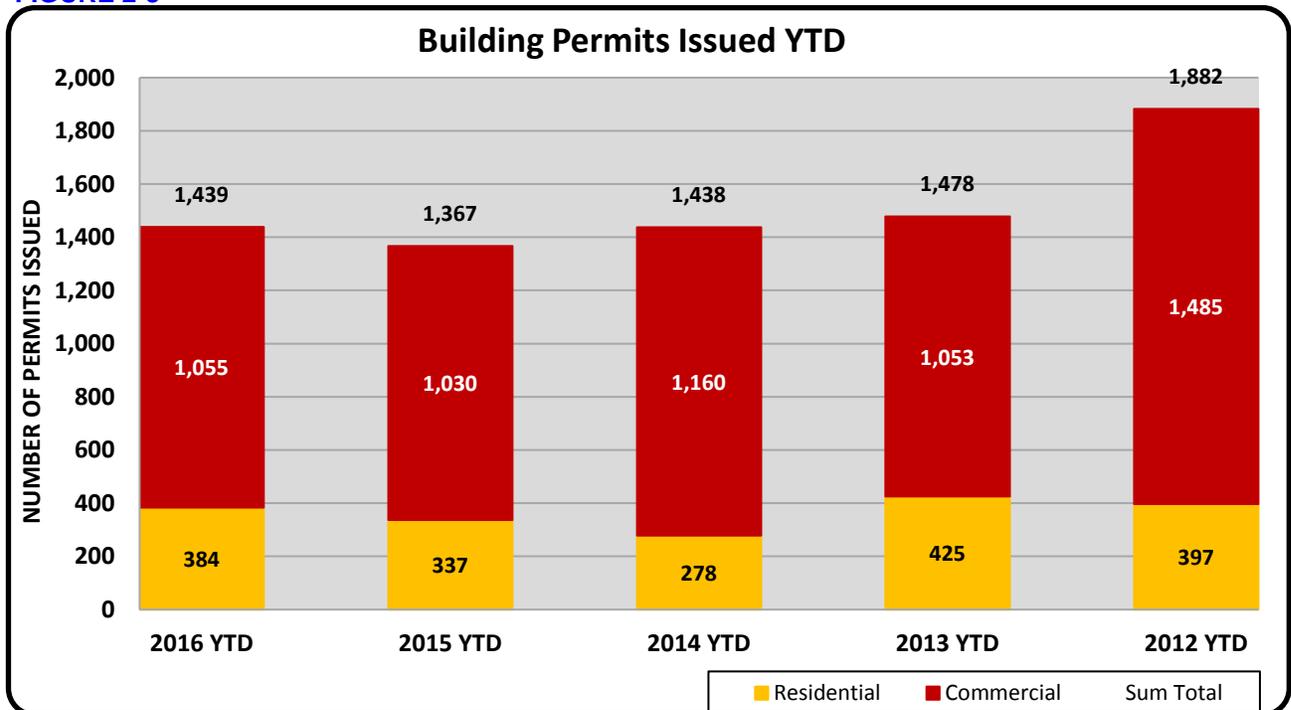




FIGURE 2-4

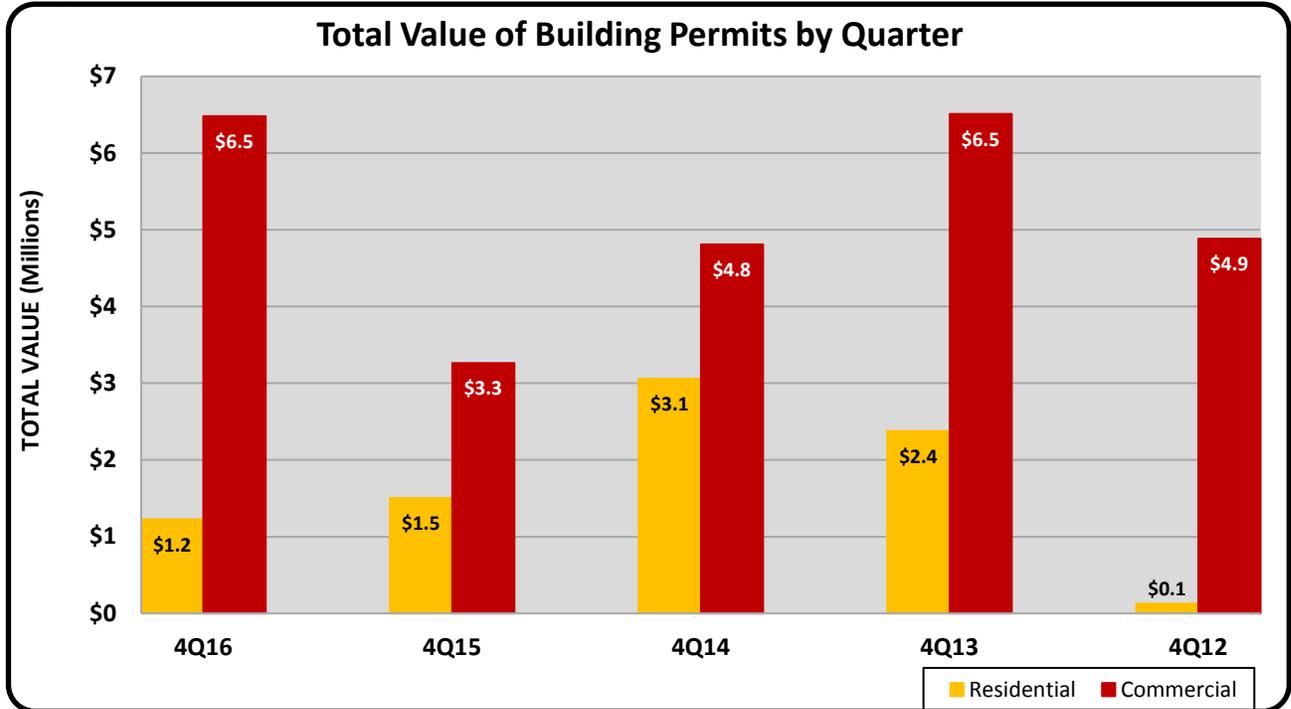


FIGURE 2-5

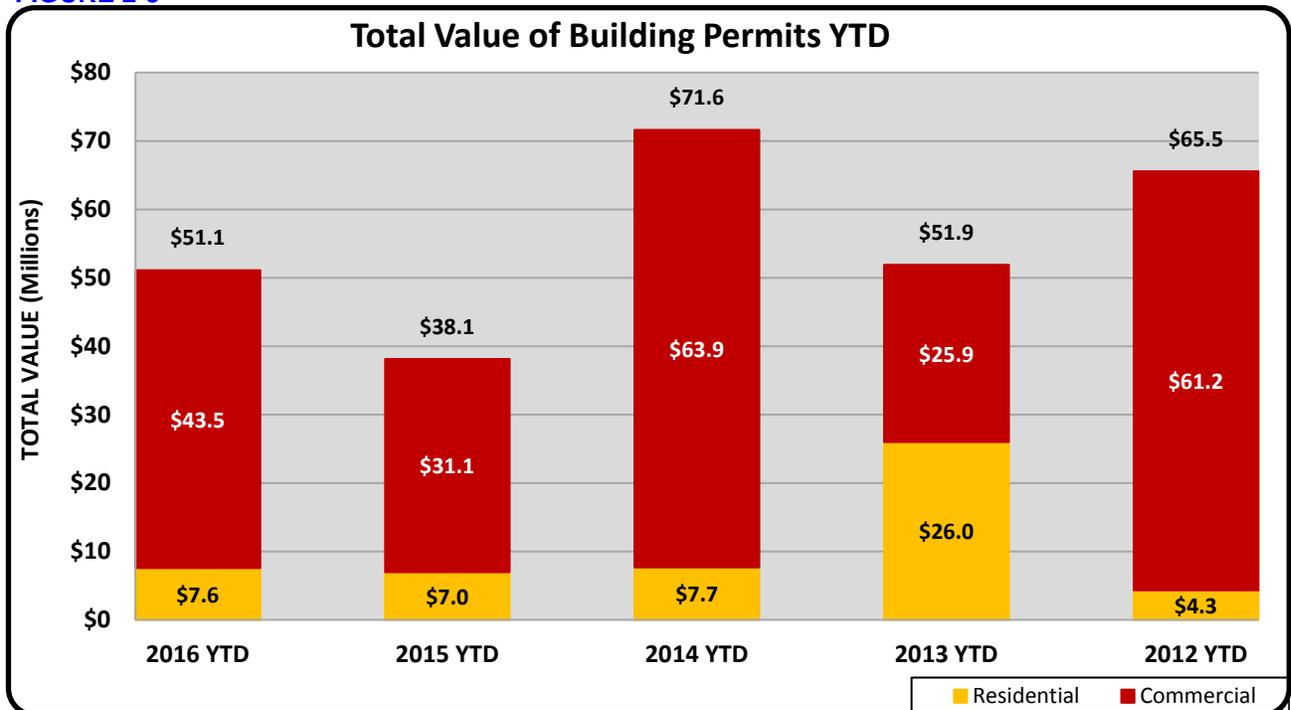




FIGURE 2-6

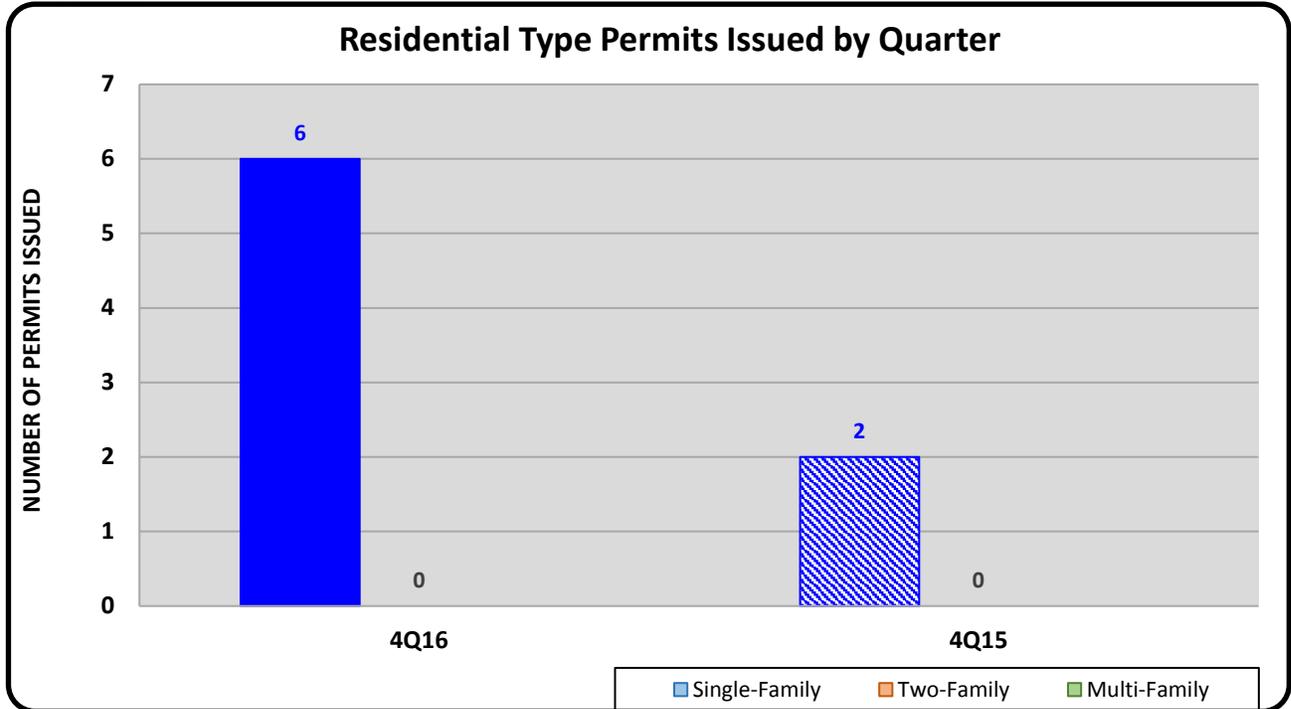


FIGURE 2-7

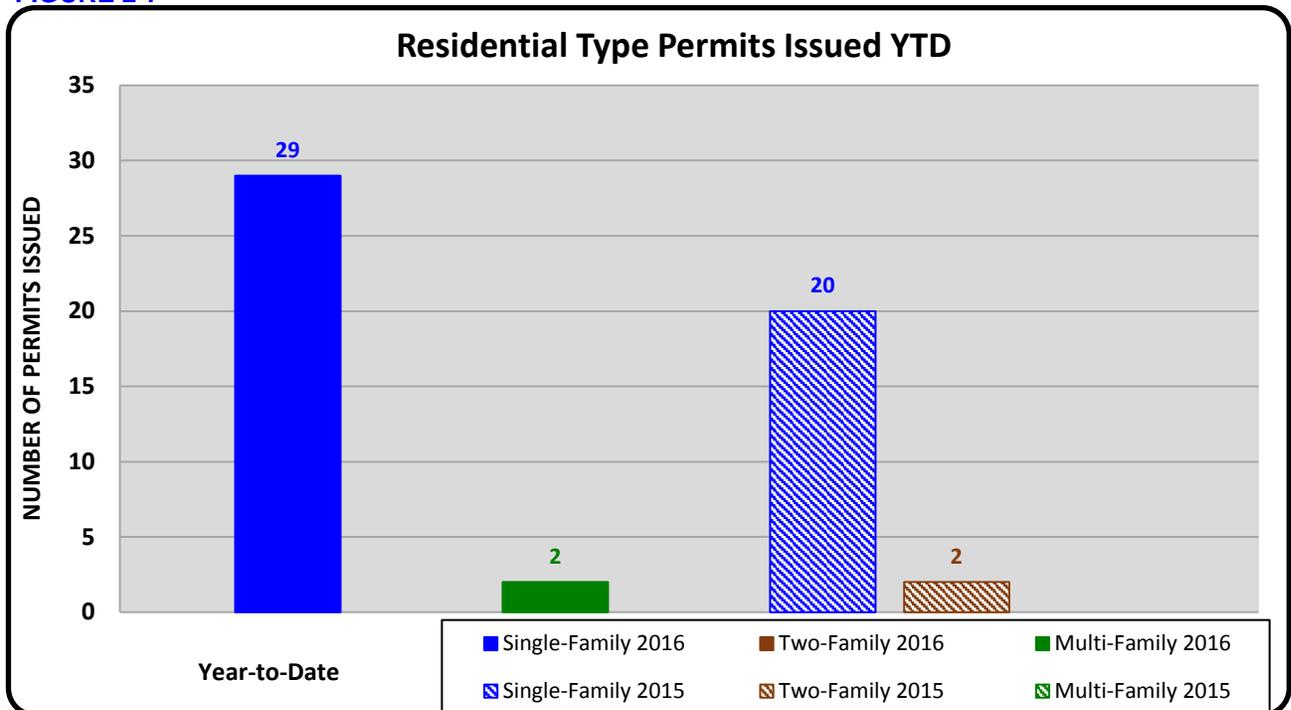




FIGURE 2-8

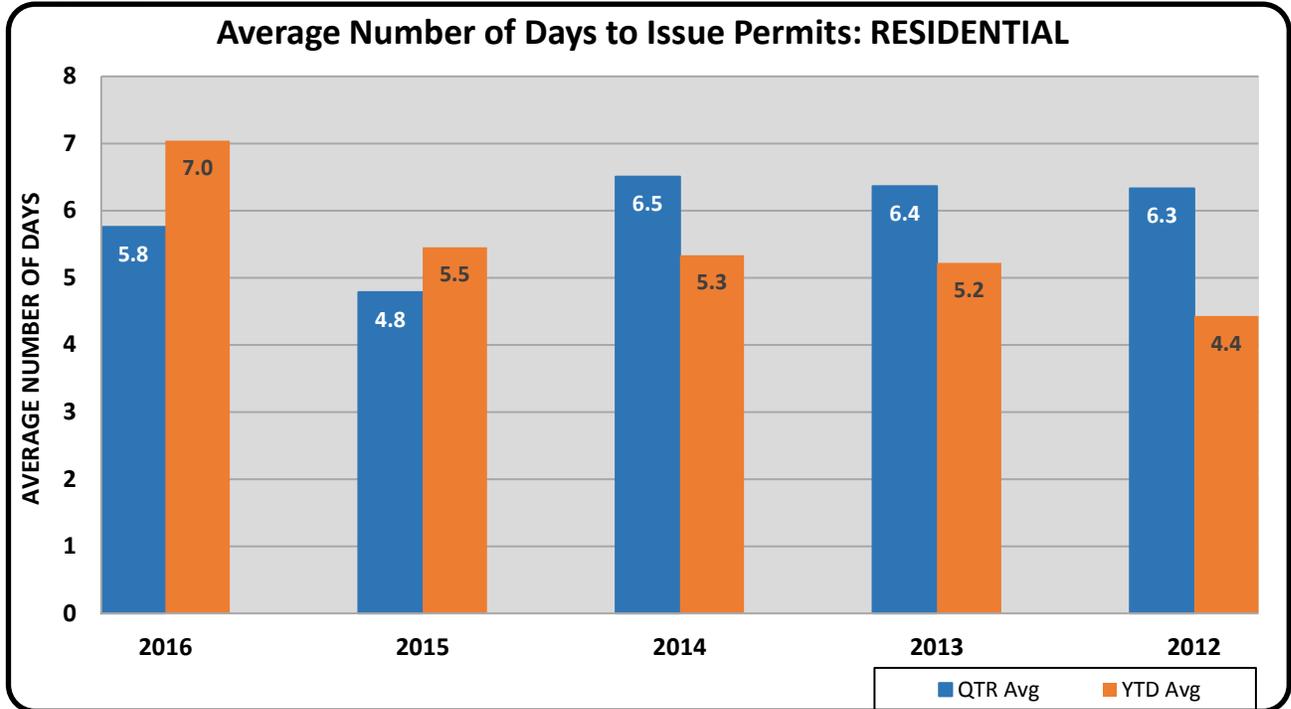


FIGURE 2-9

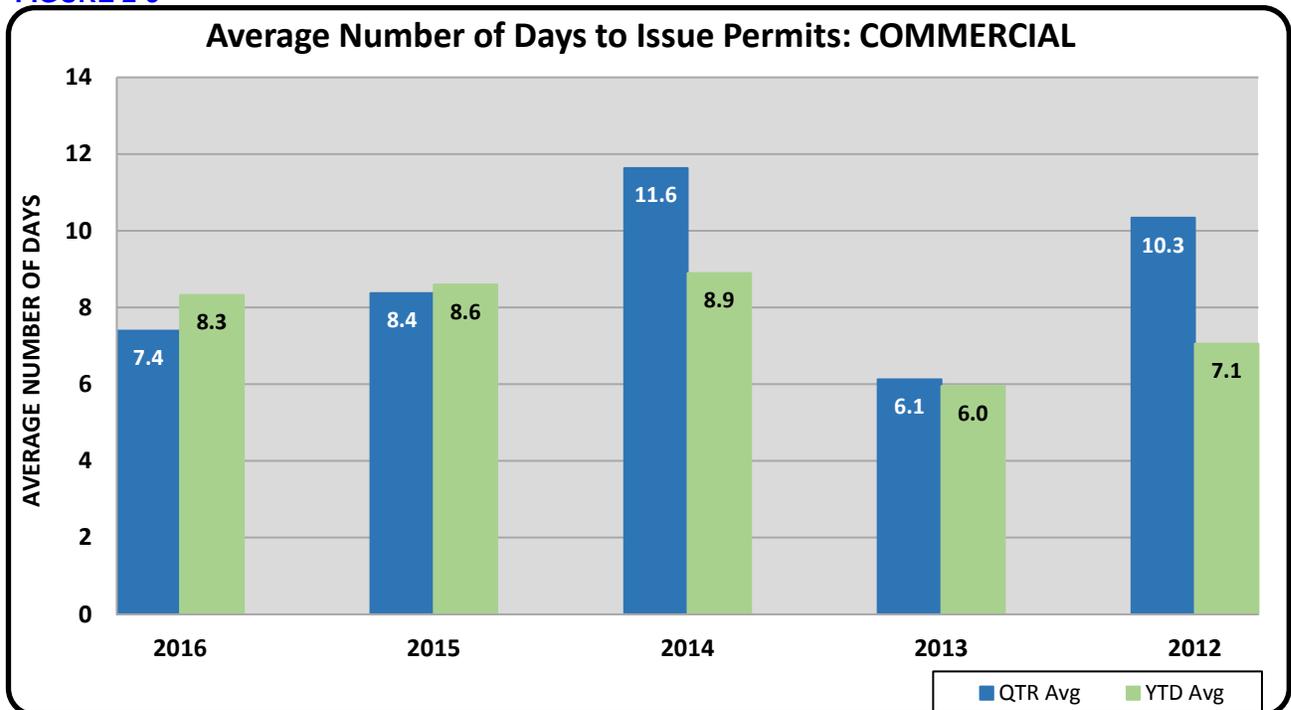




FIGURE 2-10

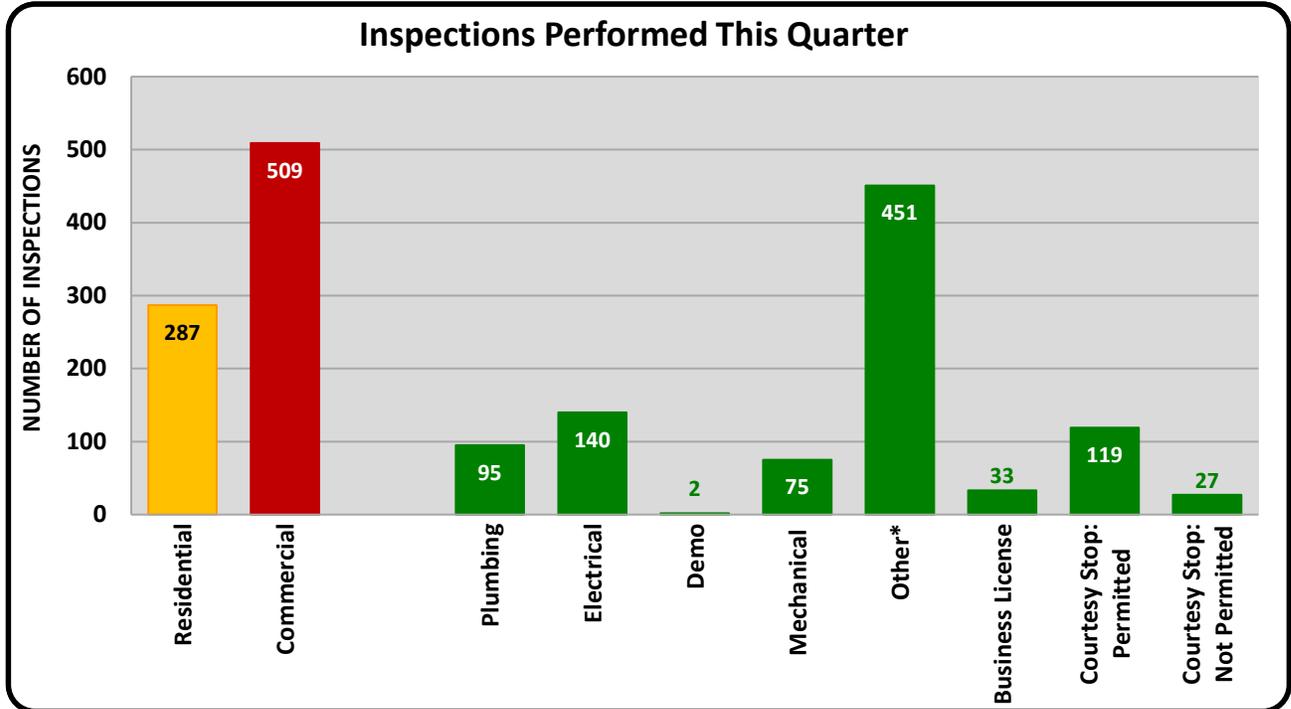
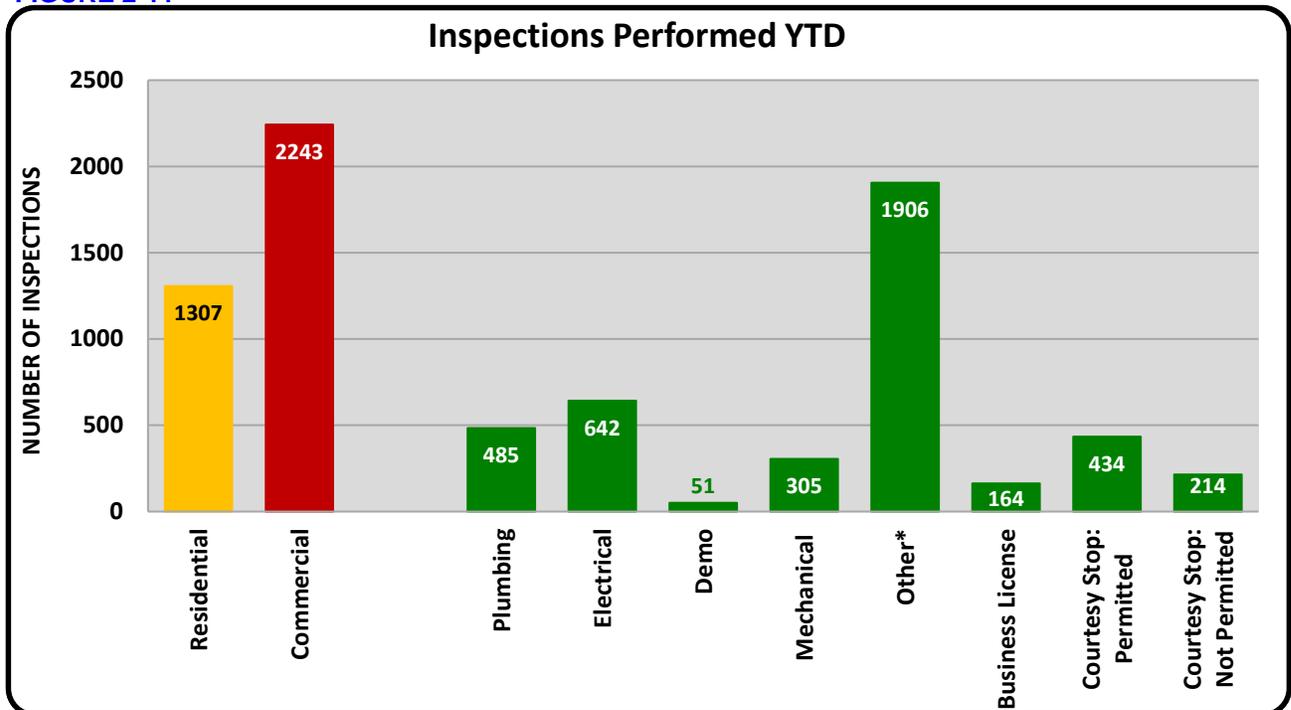


FIGURE 2-11



**\*Note:** "Other" includes signs, roof, decks, drywall, paving, landscaping, concrete/masonry, and insulation inspections.



# QUARTERLY STATUS REPORT

## Planning & Development

**TABLE 2-1: 4Q16 Building Permits for Commercial Construction Valued Over \$10,000**

Type	Business	Address	Estimated Value
Building	Little Hacienda	3375 Little Pete's Rd	\$ 1,000,000
Building	Grand Country Go Kart Addition	1945 W State Hwy 76	\$ 800,000
Building	Verizon Tower	820 State Hwy 248	\$ 575,000
Landscape	Longhorn Site Development	2821 W State Hwy 76	\$ 500,000
Building	Jigglin George	685 State Hwy 165	\$ 500,000
Building	Cedar Ridge Baseball Field Site Improvem	396 Cedar Ridge Dr	\$ 500,000
Building	Villas at Branson Hills	205 Rue de Villas Circle	\$ 400,000
Building	Savannah House Solar Project	165 Expressway Ln	\$ 245,000
Building	Arcade City	1007 Branson Landing	\$ 200,000
Building	Dunkin Donuts - Baskin Robbins	1305 W State Hwy 76	\$ 180,000
Building	State Farm Infill	171 S Payne Stewart Dr	\$ 150,000
Building	Camden Inn Solar BD 3	275 Tanger Blvd BD 3	\$ 120,000
Building	Camden Inn Solar BD 1	275 Tanger Blvd BD 1	\$ 120,000
Building	Grand Village Addition	2800 W State Hwy 76 524	\$ 80,000
Building	St. James Winery	405 S State Hwy 165	\$ 75,000
Demolition	Branson Expressway Hotel	3269 Shepherd of the Hills Expy	\$ 67,500
Building	Dixie Stampede Dog Kennels	1525 W State Hwy 76	\$ 50,000
Building	Branson Landing Observation Deck	433 Promenade Way	\$ 50,000
Building	Papa Grand's Expansion	1945 W State Hwy 76 Bldg B	\$ 50,000
Building	Branson Collision Center	548 Gretna Rd	\$ 40,000
Building	Denton Condo	200 Glory Rd	\$ 40,000
Building	Right Choice Realty	212 W College St	\$ 40,000
Building	Foxborough Resort Water Heaters	235 Expressway Ln	\$ 39,240
Building	Botana's	3515 W State Hwy 76	\$ 30,000
Electrical	Camden Storage Building Electrical	275 Tanger Blvd BD 3	\$ 30,000
Building	Bridges Medical Services Remodel	1440 State Hwy 248 Ste O	\$ 28,500
Building	Sprint Upgrade	293 S State Hwy 165	\$ 25,000
Building	Landing View Operations Parking Lot	403 W Main St	\$ 20,000
Mechanical	Polo	300 Tanger Blvd Ste 403	\$ 17,000
Mechanical	Curling Vine Winery	601 State Hwy 165	\$ 15,500
Building	Wyndham at the Falls BD 4 (D)	3165 Falls Pkwy BD D	\$ 15,000
Mechanical	Christopher & Banks	1105 Branson Landing	\$ 14,115
Building	Riverbend 3205	3205 Riverstone Dr	\$ 14,000
Building	Riverbend 3310	3310 Riverstone Dr	\$ 14,000
Building	Branson Towers	236 Shepherd of the Hills Expy	\$ 11,000
Building	Bon Worth Tanger	300 Tanger Blvd Ste 113	\$ 10,724
Building	Adrian Bank Bldg	104 E Main St	\$ 10,000
Electrical	Ozark Mountain Christmas	387 Buena Vista Rd	\$ 10,000



# QUARTERLY STATUS REPORT

## Planning & Development

**TABLE 2-2: 3Q16 Building Permits for Commercial Construction Valued Over \$10,000**

Type	Business	Address	Estimated Value
Building	Saltgrass Steakhouse	801 Branson Landing	\$ 475,000
Building	SFA Law Office	100 Prairie Dunes Dr	\$ 450,000
Building	Champions Condos Walkway Repairs	520 Spring Creek Ct	\$ 336,000
Building	Saltgrass Steakhouse	801 Branson Landing	\$ 150,000
Building	Branson's Best Solar Panels	3150 Green Mountain Dr	\$ 120,000
Building	Brookwood Inn Solar Panels	2875 Green Mountain Dr	\$ 120,000
Building	LaHood Condo Finish-out	3208 Riverstone Dr	\$ 100,000
Building	Carriage House Inn	3015 Green Mountain Dr	\$ 85,780
Building	Oaks Reroof	127 Hamlet Rd	\$ 85,000
Building	Verizon Wireless	3236 Shepherd of the Hills Expy	\$ 80,000
Landscape	Tanger Overflow Parking Improvements	120 Oak Creek Dr	\$ 50,862
Building	Pointe Royale	142 Clubhouse Dr	\$ 35,000
Mechanical	Walmart Duct Work	2050 W State Hwy 76	\$ 33,802
Paving	IMAX Sealing & Striping	3562 Shepherd of the Hills Expy	\$ 32,000
Paving	Shoppes at Branson Hills	1077 Branson Hills Pkwy	\$ 32,000
Building	Verizon Building - Lower Level	1394 State Hwy 248 Ste B	\$ 30,000
Building	Ballparks of America Bld 4 Multipurpose	1000 Pat Nash Dr 04	\$ 30,000
Paving	76 Music Hall	1945 W State Hwy 76	\$ 28,666
Building	Empire Electric Office	215 W Main St	\$ 28,000
Building	Second St Project	205 S Second St	\$ 25,000
Building	Riverbend 3309 Finish-Out	3309 Riverstone Dr	\$ 25,000
Building	Meadowbrook Stair Repair	220 Meadow Ridge	\$ 24,000
Mechanical	Butterfly Palace	4106 W State Hwy 76	\$ 22,800
Building	Books-A-Million	985 Branson Hills Pkwy	\$ 22,500
Building	Petco	993 Branson Hills Pkwy	\$ 22,500
Building	Maurices	1005 Branson Hills Pkwy	\$ 22,500
Building	Shoe Carnival	1009 Branson Hills Pkwy	\$ 22,500
Building	Dress Barn	1013 Branson Hills Pkwy	\$ 22,500
Building	Michael's	1025 Branson Hills Pkwy	\$ 22,500
Building	Shoppes at Branson Hills	1077 Branson Hills Pkwy	\$ 22,500
Building	MC Sports	1017 Branson Hills Pkwy	\$ 22,500
Building	Cox Health Grease Trap	525 Branson Landing Blvd	\$ 22,500
Paving	Cox Medical Center Branson	525 Branson Landing Blvd	\$ 20,500
Building	Westgate Stair/Deck Repair	2201 Roark Valley Dr #684	\$ 20,128
Building	El Charro Partial Demo	1305 W State Hwy 76	\$ 20,000
Building	Branson Primary School	402 Cedar Ridge Dr	\$ 20,000
Building	Pugh Change of Use	521 Animal Safari Rd	\$ 20,000
Building	Cedar Ridge Primary School	402 Cedar Ridge Dr	\$ 20,000
Building	Phoenix Healthcare	800 State Hwy 248 B2	\$ 15,000
Building	Branson Ferris Wheel Generator	3345 W State Hwy 76	\$ 12,000
Electrical	Wyndham Branson at the Meadows	155 Willow Bend	\$ 12,000
Mechanical	Red Lobster	3559 Shepherd of the Hills Expy	\$ 11,000
Mechanical	Pancho Villa HVAC	2819 W State Hwy 76	\$ 10,500



# QUARTERLY STATUS REPORT

## Planning & Development

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Type	Business	Address	Estimated Value
Paving	Florentina's Sealing & Striping	2690 Green Mountain Dr	\$ 10,000
Mechanical	Raddison HVAC Change-Out	120 S Wildwood Dr	\$ 10,000
Building	Wild World	2020 W State Hwy 76	\$ 10,000



# QUARTERLY STATUS REPORT

## Planning & Development

**TABLE 2-3: 2Q16 Building Permits for Commercial Construction Valued Over \$10,000**

Type	Business	Address	Estimated Value
Building	Cox Learning Center	1192 Bird Rd	\$ 1,200,000
Building	Branson Mountain Coaster	935 State Hwy 165	\$ 1,000,000
Building	Ballparks of America BD 12 - Infill	1000 Pat Nash Dr BD 12	\$ 950,000
Building	Branson Hot Tubs & Pools	491 Branson Landing Blvd	\$ 600,000
Building	B.A.T. Boys Building	570 Gretna Rd	\$ 450,000
Demolition	Oak Ridge Boys Theater Demo	464 State Hwy 248	\$ 347,789
Building	Branson Mountain Adventure	935 State Hwy 165	\$ 300,000
Building	Ferris Wheel	3345 W State Hwy 76	\$ 289,000
Landscape	Bigfoot on the Strip	3608 W State Hwy 76	\$ 225,000
Building	Ballparks of America Welcome Center	1000 Pat Nash Dr BD 9	\$ 205,000
Building	Cox - Women's Center Phase 2	525 Branson Landing Blvd ste 404	\$ 200,000
Building	Walmart	2050 W State Hwy 76	\$ 167,000
Building	Bigfoot on the Strip	3608 W State Hwy 76	\$ 150,000
Building	Vera Bradley	300 Tanger Blvd 222	\$ 135,000
Building	Woodland Hills #2	2115 Bird Rd 9	\$ 125,000
Building	Woodland Hills #1	2115 Bird Rd 8	\$ 125,000
Building	Cox Cardio Clinic Remodel	1150 State Hwy 248	\$ 120,000
Building	Verizon Wireless New Tower	4802 Fall Creek Rd	\$ 100,000
Building	Western Adventure Mini Golf	200 S Wildwood Dr	\$ 100,000
Building	Target Paving	1200 Branson Hills Pkwy	\$ 99,500
Building	Rockport	300 Tanger Blvd Ste 220	\$ 90,000
Building	First Presbyterian Solar Project	420 W Main St	\$ 81,000
Building	Taneyhills Community Library	200 S Fourth St	\$ 80,000
Building	First Presbyterian Church	420 W Main St	\$ 80,000
Building	Earls Family Properties	225 Violyn Dr	\$ 76,000
Building	Holiday Inn Express	1970 W State Hwy 76	\$ 75,000
Building	Branson Bank	1501 State Hwy 248	\$ 62,000
Building	Amish Country Store	3100 Gretna Rd	\$ 60,750
Building	Fuentes Solar Project	3292 Shepherd of the Hills Expy	\$ 57,160
Building	Color Nail & Spa	490 Branson Landing Blvd Ste 303	\$ 50,000
Mechanical	Adventure Mini Golf	200 S Wildwood Dr	\$ 50,000
Building	Track IV Parking	3309 W State Hwy 76	\$ 48,000
Building	Davis Condo	343 Wimbledon Dr #1	\$ 46,000
Building	Journeys	803 Branson Landing	\$ 44,200
Building	Spinnaker Resorts	700 Blue Meadows Rd	\$ 40,000
Demolition	Morris Property Demo	1756 W State Hwy 76	\$ 39,000
Building	AT&T Upgrade	1835 W State Hwy 76	\$ 38,000
Building	Ballparks of America BD 4 Prep Demo	1000 Pat Nash Dr 04	\$ 37,000
Paving	Fall Creek Condo's	1 Fall Creek Dr	\$ 34,663
Demolition	First Assembly of God	600 W Main St	\$ 25,000
Building	EFIS Repair	1494 State Hwy 248	\$ 24,000
Mechanical	Radisson Hotel HVAC	120 S Wildwood Dr	\$ 23,408
Building	Branson Bible Church	533 Branson Landing Blvd	\$ 22,000



# QUARTERLY STATUS REPORT

## Planning & Development

Type	Business	Address	Estimated Value
Paving	Willow Ridge by Marriott Paving	2929 Green Mountain Dr	\$ 20,780
Mechanical	Kringles AC Change-Out	2800 W State Hwy 76 Ste #103	\$ 20,000
Plumbing	Morris Hospitality Sewer	1810 W State Hwy 76	\$ 18,000
Paving	Treasure Lake Paving	1 Treasure Lake Dr	\$ 15,391
Building	Country Music Building	1115 W State Hwy 76	\$ 15,000
Backflow	Terrace Green Apts Backflow	2818 Shepherd of the Hills Expy	\$ 13,532
Building	Zales	300 Tanger Blvd 220	\$ 13,000
Mechanical	Famous Daves Unit Replacement	1201 Branson Landing	\$ 13,000
Mechanical	United Methodist Thrift Store HVAC	1208 W State Hwy 76	\$ 10,400
Electrical	76 Express	3305 W State Hwy 76	\$ 10,000
Building	12 Oaks Inn	205 Schaefer Dr	\$ 10,000
Building	Pointe Royale Plaza Deck Extension	158 Pointe Royale Dr	\$ 10,000
Electrical	Kalani Tower Uplight	3505 W State Hwy 76	\$ 10,000
Building	Roark Resort	300 Roark Rd	\$ 10,000



# QUARTERLY STATUS REPORT

## Planning & Development

**TABLE 2-4: 1Q16 Building Permits for Commercial Construction Valued Over \$10,000**

Type	Business	Address	Estimated Value
Building	Ballparks of America	1000 Pat Nash Dr	\$ 6,400,000
Building	Fritz's Adventure	1425 W State Hwy 76	\$ 4,000,000
Building	Ballparks of America	1000 Pat Nash Dr BD 14	\$ 1,817,300
Landscape	Ballparks of Branson, LLC	1000 Pat Nash Dr	\$ 1,582,000
Building	Preserve Apartments	164 Preserve Dr Bldg G	\$ 1,552,000
Building	Westgate Branson Woods	2401 Waterfall Rd BD 2200	\$ 1,485,000
Building	Lift Station 21	240 Illinois St	\$ 1,400,000
Building	Jesus Was Homeless	310 Gretna Rd	\$ 900,000
Building	Hwy 76 Office/Retail Building White Box	907 W Main St	\$ 800,000
Building	Nike Factory Store	300 Tanger Blvd 460	\$ 450,000
Mechanical	Branson Junior High HVAC	263 Buccaneer Blvd	\$ 400,000
Building	Downtown Streetscape Restroom	114 W Pacific St	\$ 300,000
Building	Tanger Outlets Common Area C	300 Tanger Blvd	\$ 225,000
Building	Cox Roark Parking Addition	200 Roark Creek Rd	\$ 200,000
Building	Maurices	300 Tanger Blvd 108	\$ 200,000
Building	Pie Five Pizza Company	482 Branson Landing Blvd Ste 103	\$ 180,000
Building	Reebok Renovation	300 Tanger Blvd 224	\$ 175,000
Building	GH Bass & Co	300 Tanger Blvd Ste 107	\$ 155,994
Building	Therapy Pool Replcement	121 Cahill Rd	\$ 125,000
Building	Cox Branson Suite 312 Renovations	525 Branson Landing Blvd Ste #312	\$ 120,000
Building	White Water Taco Stand	3505 W State Hwy 76	\$ 120,000
Building	AAA Self Storage Inns	673 Aaron Way	\$ 119,808
Building	Branson Junior High Reroof	263 Buccaneer Blvd	\$ 107,039
Building	Main Street Marina Relocation	9 S Boardwalk	\$ 100,000
Building	Walgreen's Reroof	101 E Main St	\$ 87,101
Building	Tanger Outlets	300 Tanger Blvd Ste 107A	\$ 76,925
Building	Britton Building Renovations	547 Branson Landing Blvd	\$ 60,000
Building	Fall Creek Patio Enclosure	78 Anglers Pointe Dr	\$ 55,000
Building	Ballparks of America BD 14 Prep Demo	1000 Pat Nash Dr BD 14	\$ 54,000
Building	Mooney Condo Flood Repair	343 Wimbledon Unit #2	\$ 51,846
Building	Baymont Inn	1000 W Main St	\$ 50,000
Building	FBC Storage Addition	400 S Sunshine	\$ 50,000
Building	Marshall Condo Flood Repair	343 Wimbledon Unit #3	\$ 47,000
Building	Tenney Condo	343 Wimbledon Dr #1	\$ 46,000
Building	IMAX Seating Remodel	3562 Shepherd of the Hills Expy	\$ 45,000
Building	Kohl's Beauty Dept Remodel	1001 Branson Hills Pkwy	\$ 40,168
Demolition	Ballparks of America BD 11 Demo	1000 Pat Nash Dr BD 11	\$ 40,000
Demolition	Ballparks of America BD 15 Demo	1000 Pat Nash Dr BD 15	\$ 40,000
Building	The Suites at Fall Creek	249 Plantation Circle	\$ 40,000
Building	The Suites at Fall Creek	108 Creekside Ct	\$ 40,000
Building	The Suites at Fall Creek	118 Creekside Ct	\$ 40,000
Building	Wyndham Archway Repair	225 Meadow Ridge	\$ 35,000
Building	Ballparks of America BD 12 - Prep Demo	1000 Pat Nash Dr BD 12	\$ 31,500



# QUARTERLY STATUS REPORT

## Planning & Development

Building	Ferris Wheel (Foundation & Elec Vault)	3345 W State Hwy 76	\$ 30,000
Building	Victorian House	101 W Main St	\$ 30,000
Building	Babba's Burgers Reroof	1412 W State Hwy 76	\$ 30,000
Building	Mansion Theatre Loading Dock	187 Expressway Ln	\$ 30,000
Building	2016 LTE Carrier Add	102 Courtney St	\$ 28,000
Building	Dutton Inn	3454 W State Hwy 76	\$ 26,000
Building	Summit Gas Building	116 Chiefs Court	\$ 25,000
Building	Christopher & Banks	1105 Branson Landing	\$ 25,000
Building	Grand Plaza Boilers	245 N Wildwood Dr	\$ 21,000
Paving	Faith Lutheran Church	221 Malone Dr	\$ 16,667
Paving	Shanghai Theatre	645 S State Hwy 165	\$ 16,000
Building	Grand Country Fun Spot	1945 W State Hwy 76	\$ 15,000
Building	AJ Nails Alterations	1077 Branson Hills Pkwy Ste E	\$ 15,000
Building	Branson Hills Office Infill	186 S Payne Stewart Dr	\$ 15,000
Paving	Palace View Condo	700 Blue Meadows Rd	\$ 14,500
Mechanical	The Escape Branson HVAC Change out	203 S Commercial St	\$ 14,000
Paving	Crown Club Inn	1420 W State Hwy 76	\$ 12,905
Building	BranSubs	4677 Fall Creek Rd	\$ 12,000
Building	AT&T Antenna	293 S State Hwy 165	\$ 12,000
Mechanical	First Baptist Church HVAC	400 S Sunshine	\$ 10,000
Building	Ozark Trout Resort Flood Repairs	347 River Ln	\$ 10,000
Building	Ink Ink Tenant Infill	123 W Pacific St	\$ 10,000
Mechanical	Tanger Outlets HVAC Replacment	300 Tanger Blvd 400	\$ 10,000



**SECTION 3: CODE ENFORCEMENT ACTIVITY**

**ENFORCEMENT SUMMARY**

The following are the summary data for year-to-date activities:

709 Total Files Opened	48% of Closed Complaints Resolved Verbally*
661 Total Confirmed Violations	31% of Closed Complaints Resolved via Courtesy Notice*
93% Confirmed Complaints	20% of Closed Complaints Resolved via Notice & Order*
34 Violations Currently Open	2% of Closed Complaints Resolved via Citation*
627 Confirmed Violation Files Closed	
95% Closure Rate for Confirmed Violations	(*excludes mow violations)

**TABLE 3-1: Year-to-Date Confirmed Violations by Type**

Violation		2016		2015		2014		2013		2012
		Number of Files	Change Prior Yr	Number of Files						
Weeds	opened	253	-9%	278	5%	266	4%	255	55%	164
	closed	252	-9%	278	5%	266	4%	255	55%	164
Signs	opened	146	-18%	178	-28%	246	28%	192	-3%	197
	closed	139	-21%	176	-28%	244	31%	186	-4%	194
Trash / Rubbish	opened	76	-15%	89	-18%	108	6%	102	11%	92
	closed	71	-15%	84	-20%	105	9%	96	8%	89
Vehicles	opened	26	-30%	37	68%	22	57%	14	-44%	25
	closed	23	-38%	37	68%	22	83%	12	-52%	25
Property Maint.	opened	95	23%	77	35%	57	16%	49	-30%	70
	closed	78	42%	55	20%	46	10%	42	-29%	59
Multiple Issues	opened	16	14%	14	40%	10	-23%	13	0%	13
	closed	12	50%	8	0%	8	-27%	11	0%	11
Safety	opened	11	10%	10	0%	10	100%	5	-38%	8
	closed	7	-13%	8	-11%	9	200%	3	-63%	8
Zoning, general	opened	38	-24%	50	-47%	95	14%	83	419%	16
	closed	37	-26%	50	-47%	94	13%	83	419%	16
Building, general	opened	0		1	0%	1	0%	1		0
	closed	0		1	0%	1	0%	1		0
TOTALS	opened	661	-10%	734	-10%	815	14%	714	22%	585
	closed	619	-11%	697	-12%	795	15%	689	22%	566



TABLE 3-2: Confirmed Violations by Type and Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Weeds			14	38	71	42	34	26	21	7			253
Signs	9	8	16	12	19	21	10	12	17	9	7	6	146
Trash	7	9	9	8	7	6	6	7	6	3	3	5	76
Safety		1		1	1	1	3				3	1	11
Vehicles		6	1	1		4	3	1	4	3	1	2	26
Multiple	1	4	1	2	2	2	1	1			2		16
Zoning, general	2	5	4	3	1	4		4	5	4	5	1	38
Building, general													0
Property Maint., general	4	8	12	7	8	14	4	11	11	10	1	5	95
<b>Total Violations</b>	<b>23</b>	<b>41</b>	<b>57</b>	<b>72</b>	<b>109</b>	<b>94</b>	<b>61</b>	<b>62</b>	<b>64</b>	<b>36</b>	<b>22</b>	<b>20</b>	<b>661</b>

FIGURE 3-1

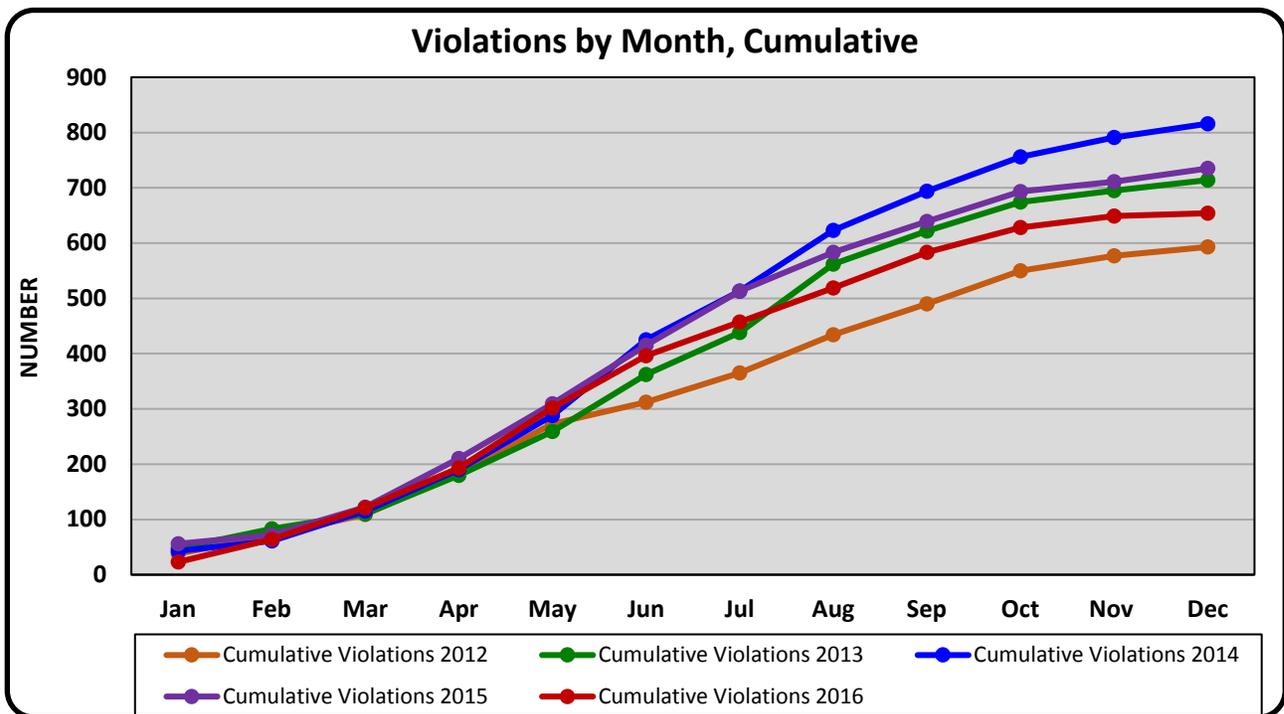




FIGURE 3-2

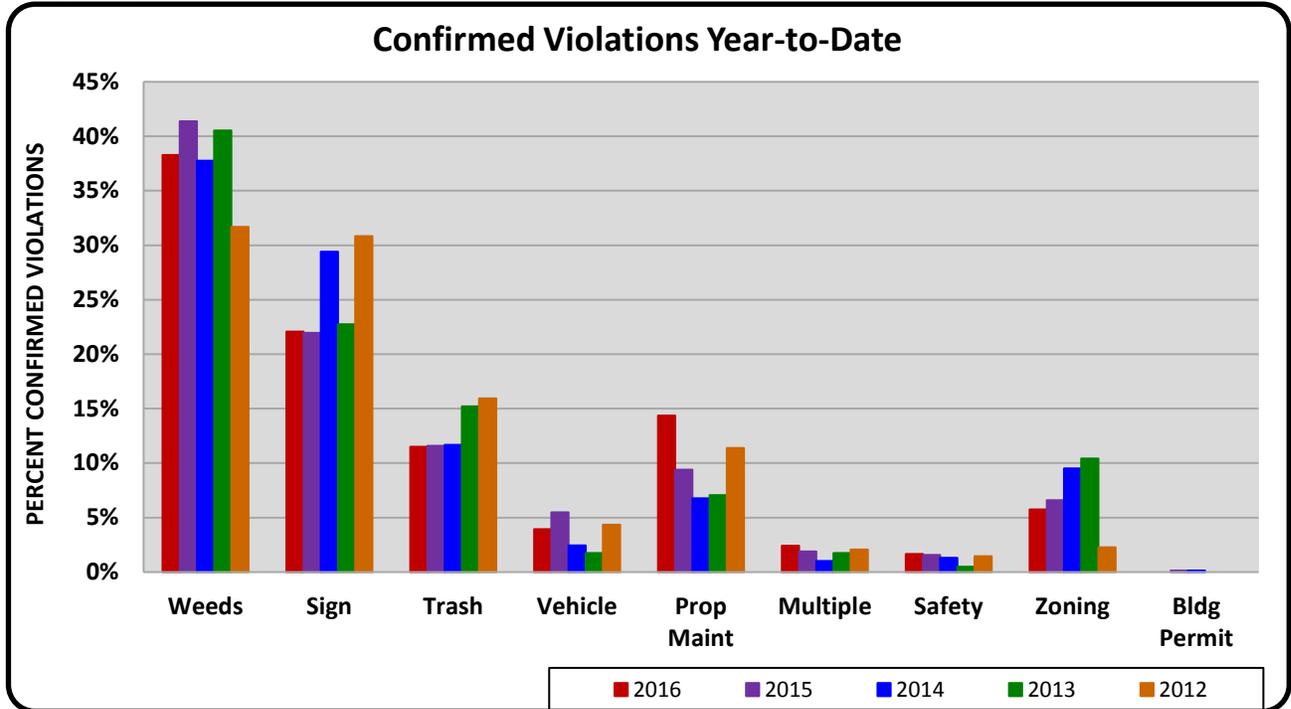


FIGURE 3-3

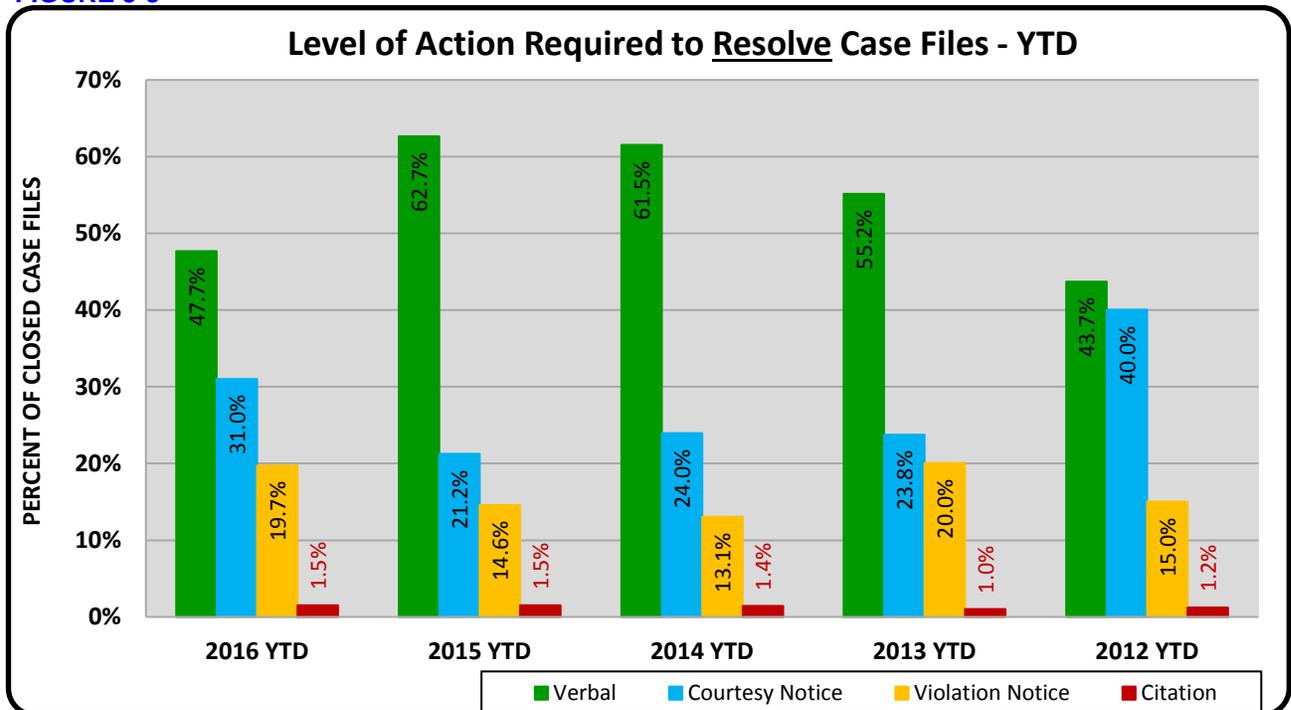


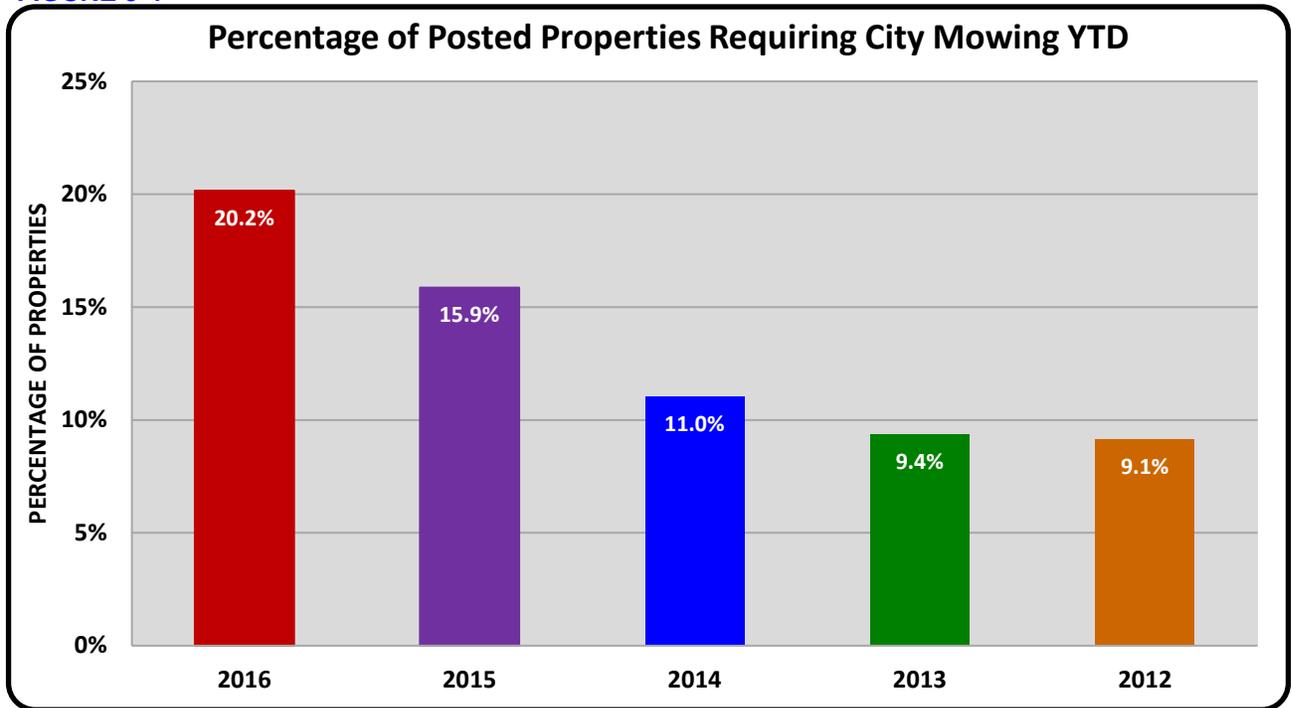


TABLE 3-3: Weed Abatement

<b>Total Weed Violations</b>	<b>253</b>	
No Violation	13	5.1%
No Action Required	0	0.0%
Verbal Request to Mow	28	11.1%
Courtesy Notice Issued	2	0.8%
Notice & Order Issued	169	66.8%
<b>Mowed by City</b>	<b>51</b>	<b>20.2%</b>

RESOLUTION

FIGURE 3-4





# QUARTERLY STATUS REPORT

## Planning & Development

**TABLE 3-4: Citations Issued YTD**

Address in Violation	Property Known As	Reason for Violation	Number of Citations Issued
1023 W MAIN ST	Good Shepherd Inn	Property Maintenance, general	4
2456 STATE HWY 165	Branson Lodge	Safety	7
1311 HILLCREST PL #3	Griffith	Multiple	5
3305 W STATE HWY 76	76 Express	Sign	1
3470 KEETER ST	Plantation Inn	Multiple	5
3450 W STATE HWY 76	Gateway Inn	Garbage/Rubbish improperly stored / not collected	3
102 N FIFTH ST #1	Livin' On Main	Property Maintenance, general	12
903 OAK GROVE ST	Carter	Vehicle(s): junked, disrepair, inoperable, unlicensed	1
2456 STATE HWY 165	Branson Lodge	Garbage/Rubbish improperly stored / not collected	1
2420 W STATE HWY 76	Gazebo Inn	Property Maintenance, general	4
3705 W STATE HWY 76	Resort Transfers International	Sign	1
2855 W STATE HWY 76	Neil Griot's sign	Sign	1
302 VETERANS BLVD	Lazy Magnolia Carriage Company	Sign	1
3305 W STATE HWY 76	76 Express	Sign	1
903 OAK GROVE ST	Carter	Garbage/Rubbish improperly stored / not collected	1
1900 W STATE HWY 76	Branson Villas	Safety	1
505 GRETNA RD	Rosalee Inn	Safety	6
1106 W STATE HWY 76	Branson Plaza Motel	Safety	6
1900 W STATE HWY 76	Branson Villas	Property Maintenance, general	17



# QUARTERLY STATUS REPORT

## Planning & Development

Address in Violation	Property Known As	Reason for Violation	Number of Citations Issued
730 STATE HWY 165	Midwest Inn	Property Maintenance, general	4
505 GRETNA RD	Rosalee Inn	Property Maintenance, general	7
175 GOLF VIEW DR #1-143	Grand Regency @ Thousand Hills	Multiple	2
245 SCHAEFER DR	Candle Lite Inn/Queen Ann II	Property Maintenance, general	2
3510 W STATE HWY 76	Queen Anne I	Property Maintenance, general	9



**TABLE 3-5: Repeat Occurrences by Address (2016)**

Property Address	Occurrences
1700 W STATE HWY 76	6
210 S WILDWOOD DR	6
2206 W STATE HWY 76	6
470 STATE HWY 248	6
1002 ELM ST	5
3269 SHEPHERD OF THE HILLS EXPWY	5

TABLE 3-5:

1700 W. State Hwy 76 is the closed Ramada Inn property with weed, graffiti, electrical, and swimming pool violations. 210 S. Wildwood Dr. is the old Knights Inn that has been vacant for several years having on-going weed, breach, graffiti and swimming pool issues. 2206 W. State Hwy 76 is the Branson Mall with a number of sign code violations. 470 State Hwy 248 is the Yakov Theater that has been plagued with weed issues. 1002 Elm St. (and 1004 Elm St.) are rental properties with most weed and rubbish violations. Both have the same owners and they have been non-responsive to violation notices. 3269 SOTH is the closed Quality Inn property (owned by Morris Properties, the same as the Ramada Inn) where we've dealt with weed, rubbish and pool issues.

TABLE 3-6:

1700 W. State Hwy 76 is the closed Ramada Inn property with weed, graffiti, electrical, and swimming pool violations. 1023 W. Main St. is the "Livin' On Main" apartment complex with many violations for a major lack of property maintenance with citations having been issued, and poor living conditions. 210 S. Wildwood Dr. is the old Knights Inn that has been vacant for several years having on-going weed, breaches, graffiti and swimming pool issues. 1425 W. State Hwy 76 was the site of the old Silver Fountain Inn where there were constant breaches and on-going weed issues. 1115 W. State Hwy 76 is a ticket sales operation in the old Rapid Robert's building. There have been on-going property maintenance issues, but to date all issues have been resolved.

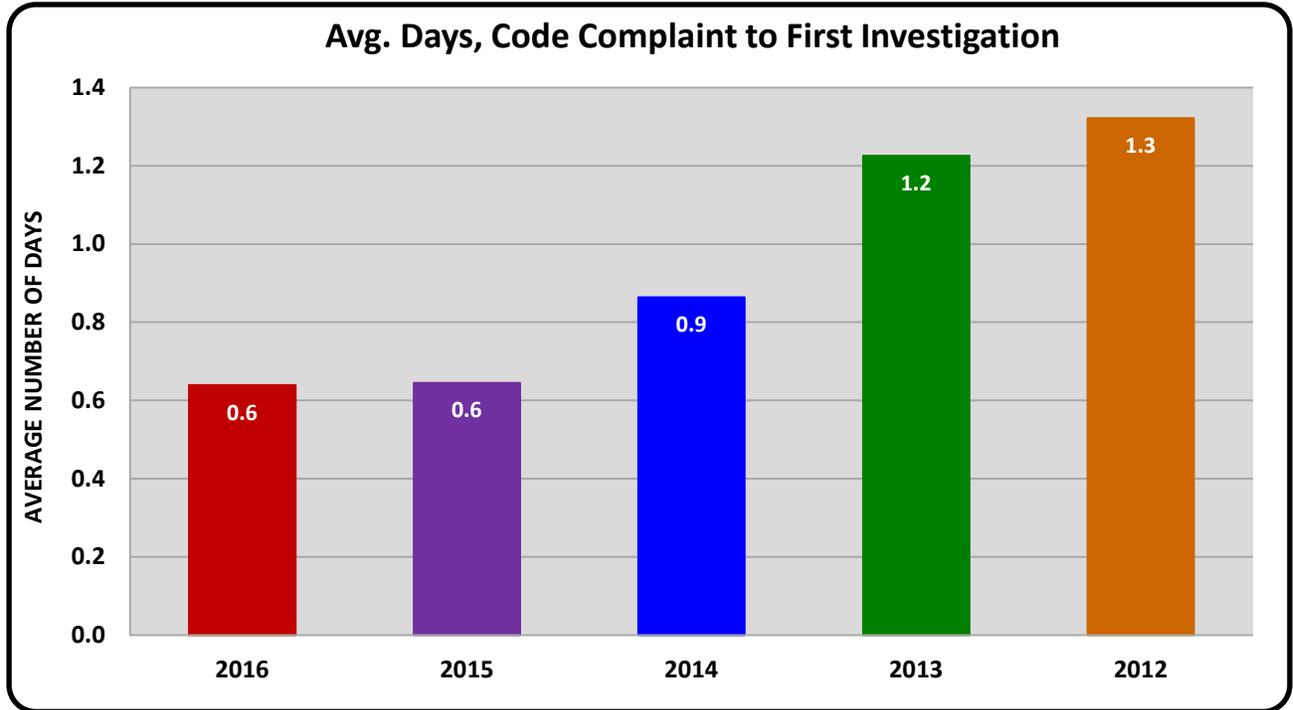
**TABLE 3-6: Repeat Occurrences by Address (2012 - present)**

Property Address	Occurrences
1700 W STATE HWY 76	26
1023 W MAIN ST	24
210 S WILDWOOD DR	23
1425 W STATE HWY 76	21
1115 W STATE HWY 76	20
201 JESS-JO PKWY	19
3705 W STATE HWY 76	19
907 W MAIN ST	19
1900 W STATE HWY 76	18
2855 W STATE HWY 76 #101	18
3305 W STATE HWY 76	18
1107 W STATE HWY 76	16
2210 W STATE HWY 76	16
2821 W STATE HWY 76	16
1166 W STATE HWY 76	15
1013 W HIGHLAND ST	14
102 N FIFTH ST #1	14
1117 STATE HWY 165	14
2410 W STATE HWY 76	14
3015 W STATE HWY 76	14
3044 SHEPHERD OF THE HILLS EXPWY	14
311 VETERANS BLVD	14
416 S BUS 65	14
915 W MAIN ST	14



**SECTION 4: CODE ENFORCEMENT PERFORMANCE MEASUREMENTS**

**FIGURE 4-1**



**FIGURE 4-2**

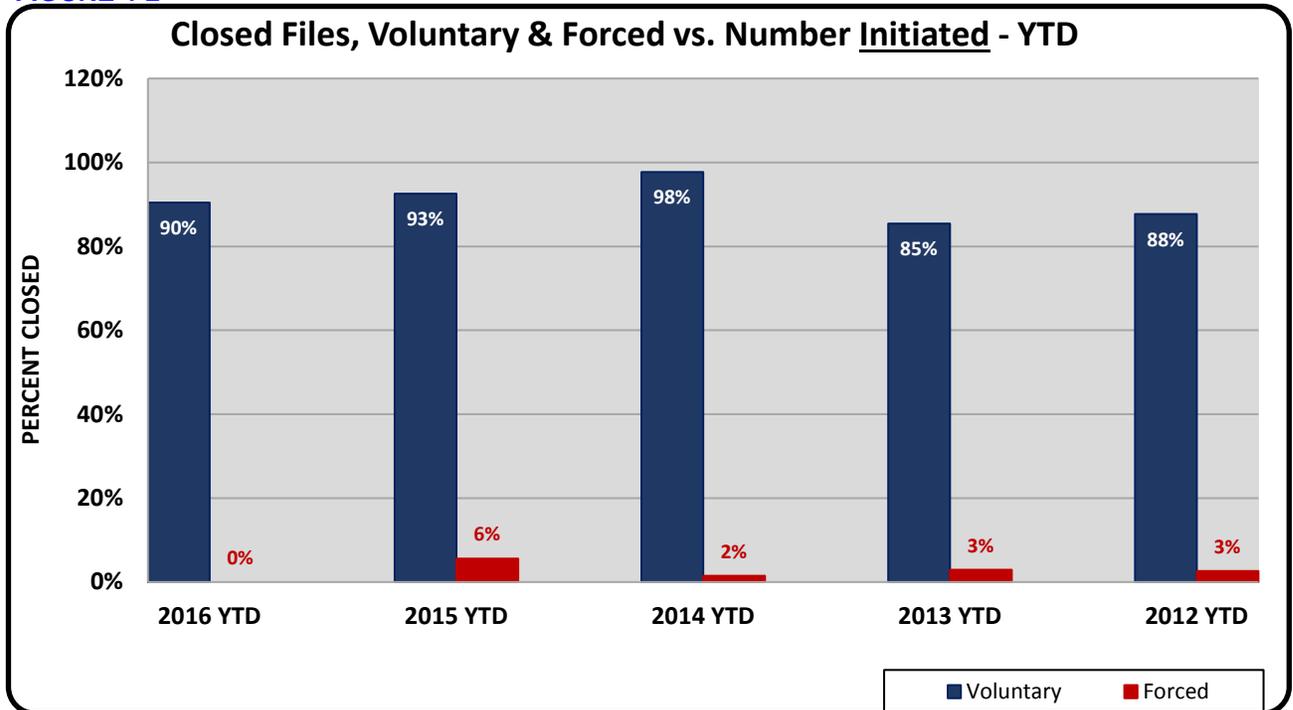




FIGURE 4-3

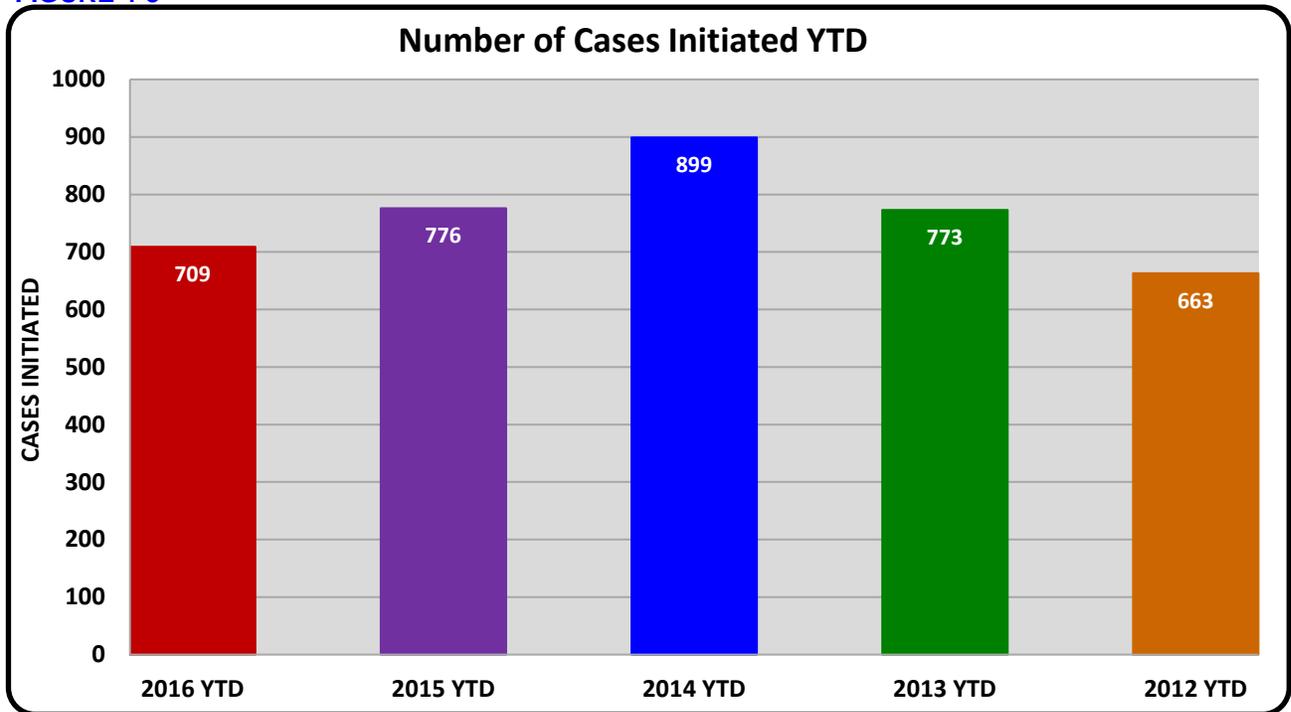
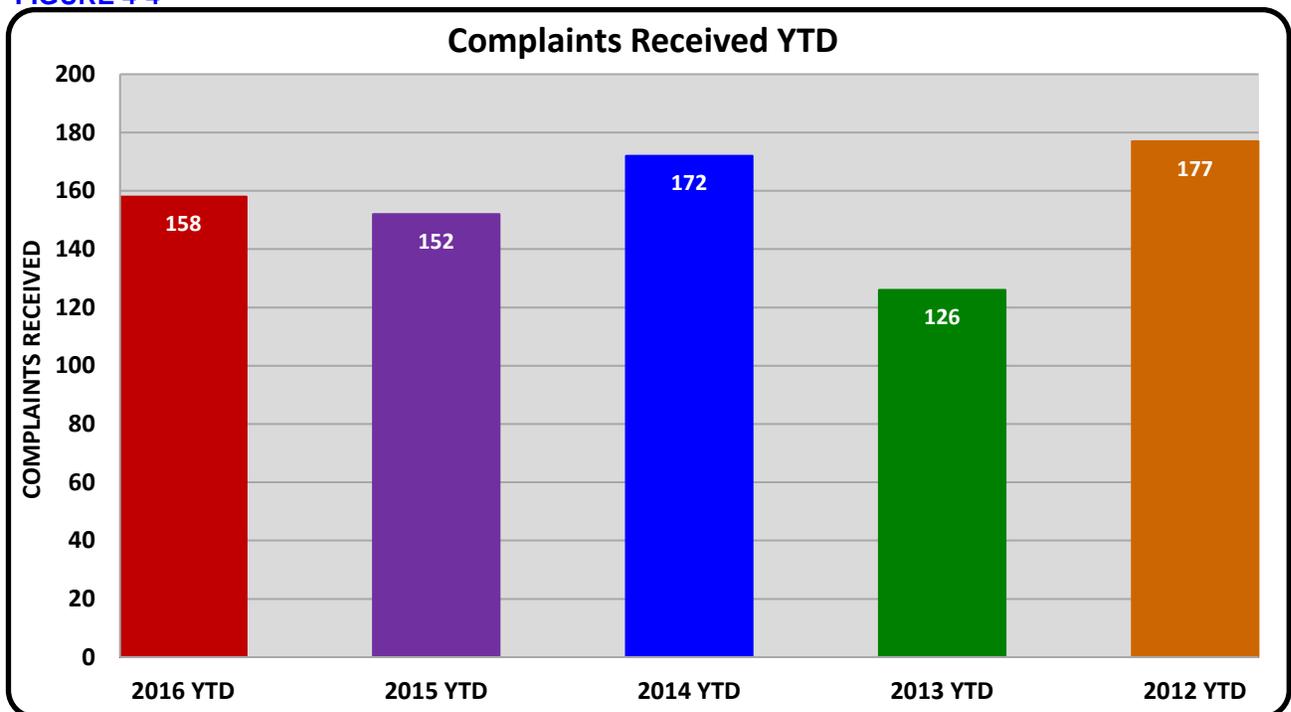


FIGURE 4-4





**SECTION 5: SIGN ACTIVITY**

**TABLE 5-1: Sign Removals (2016)**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Garage Sale	4	10	7	39	22	19	28	21	29	29	12		220
Real Estate		1			1	2	6	5	5	5			25
Political			2		9								11
Business Advertisement		1	17	4	4	5	1	1	7	3	3	3	49
Employment / Hiring				1									1
Moving Sale													0
Other	1			1					29	1			32
<b>TOTALS</b>	<b>5</b>	<b>12</b>	<b>26</b>	<b>45</b>	<b>36</b>	<b>26</b>	<b>35</b>	<b>27</b>	<b>70</b>	<b>38</b>	<b>15</b>	<b>3</b>	<b>338</b>

**FIGURE 5-1**

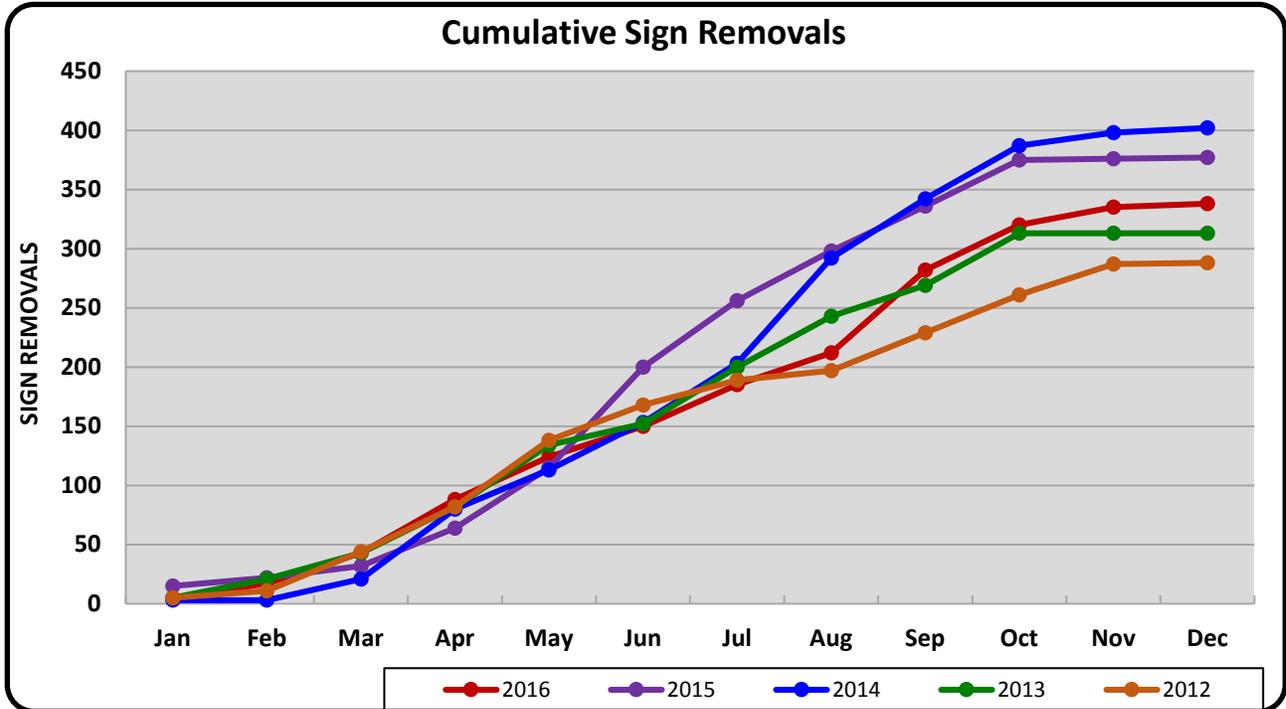




FIGURE 5-2

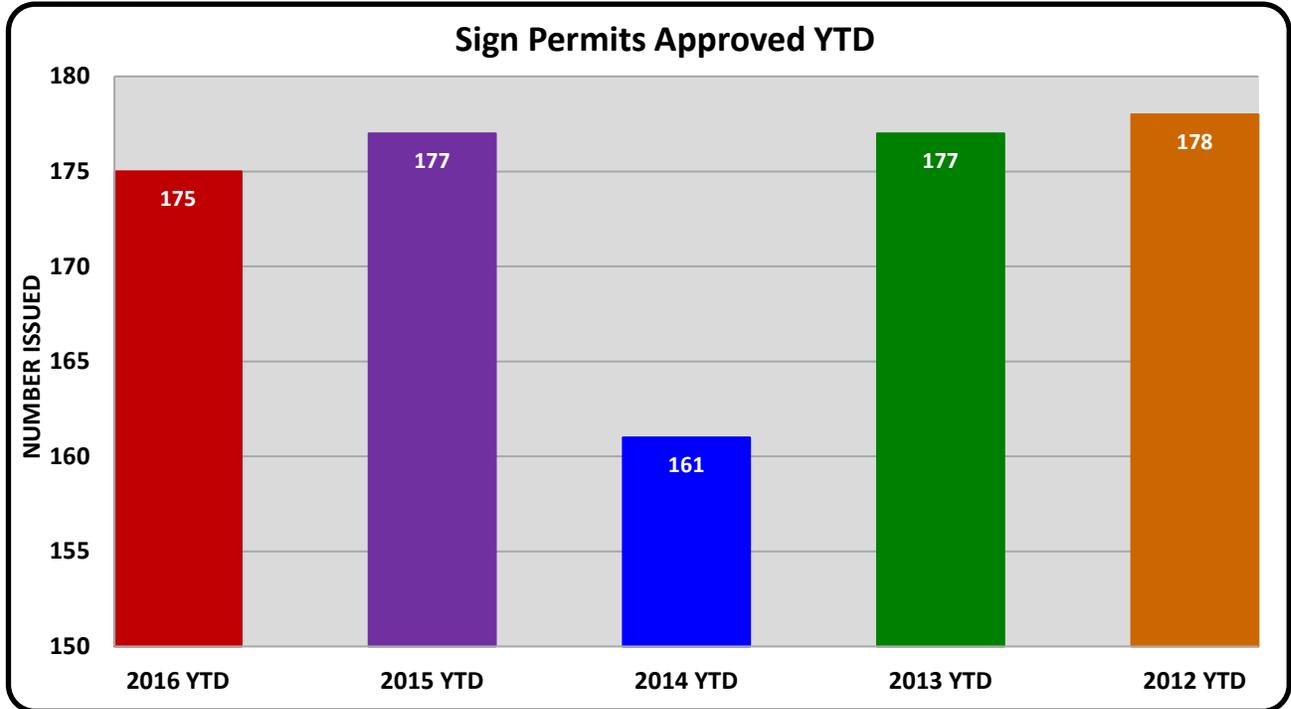


FIGURE 5-3

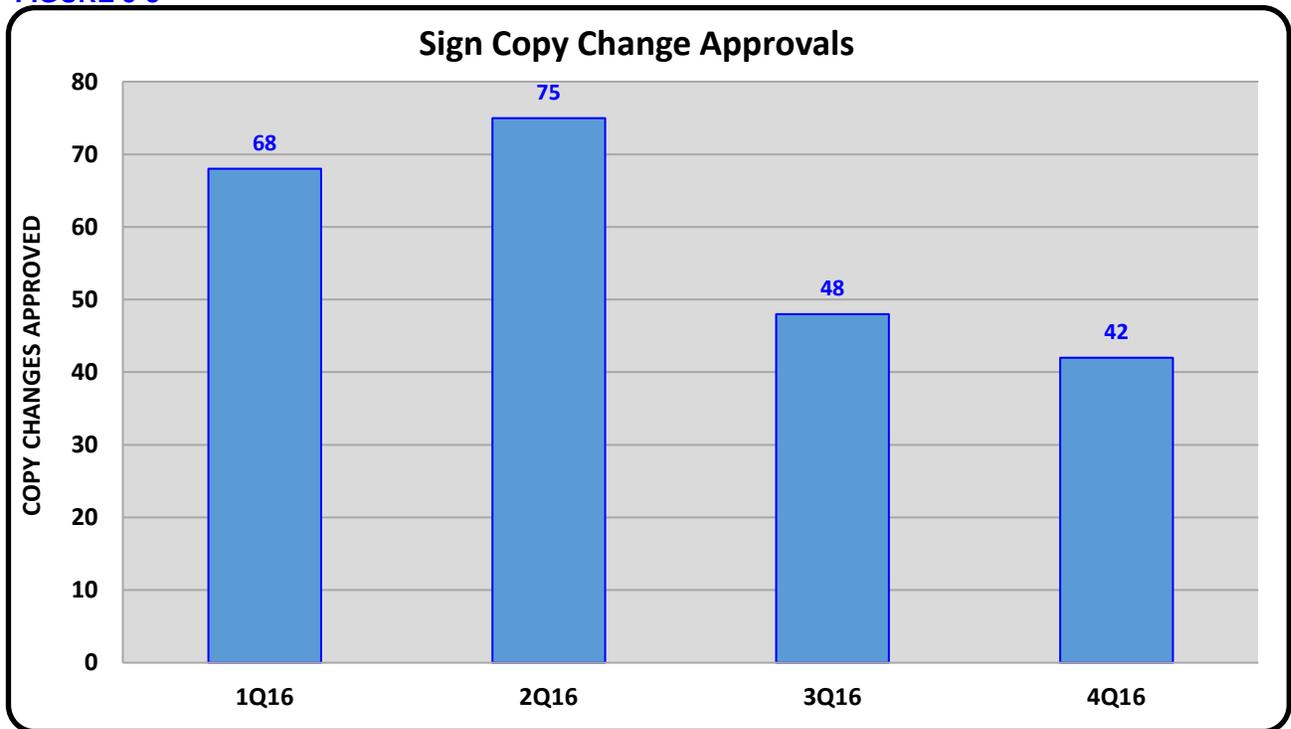




FIGURE 5-4

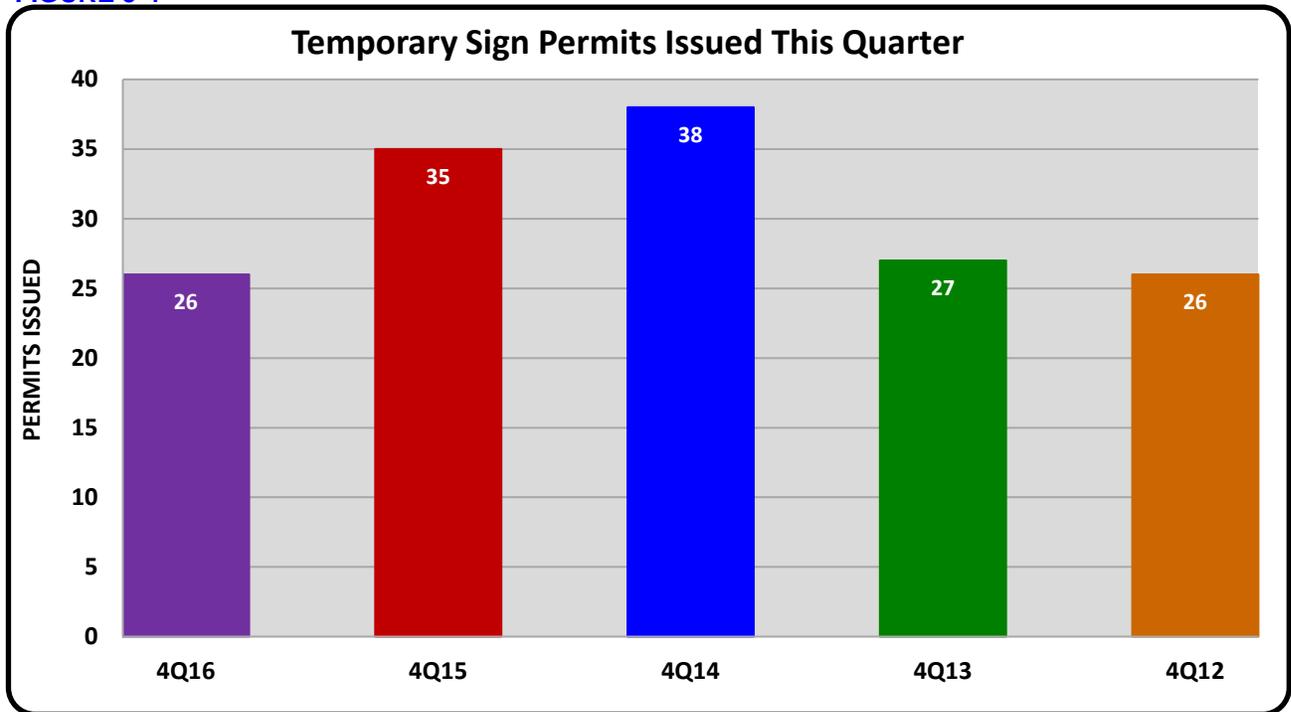
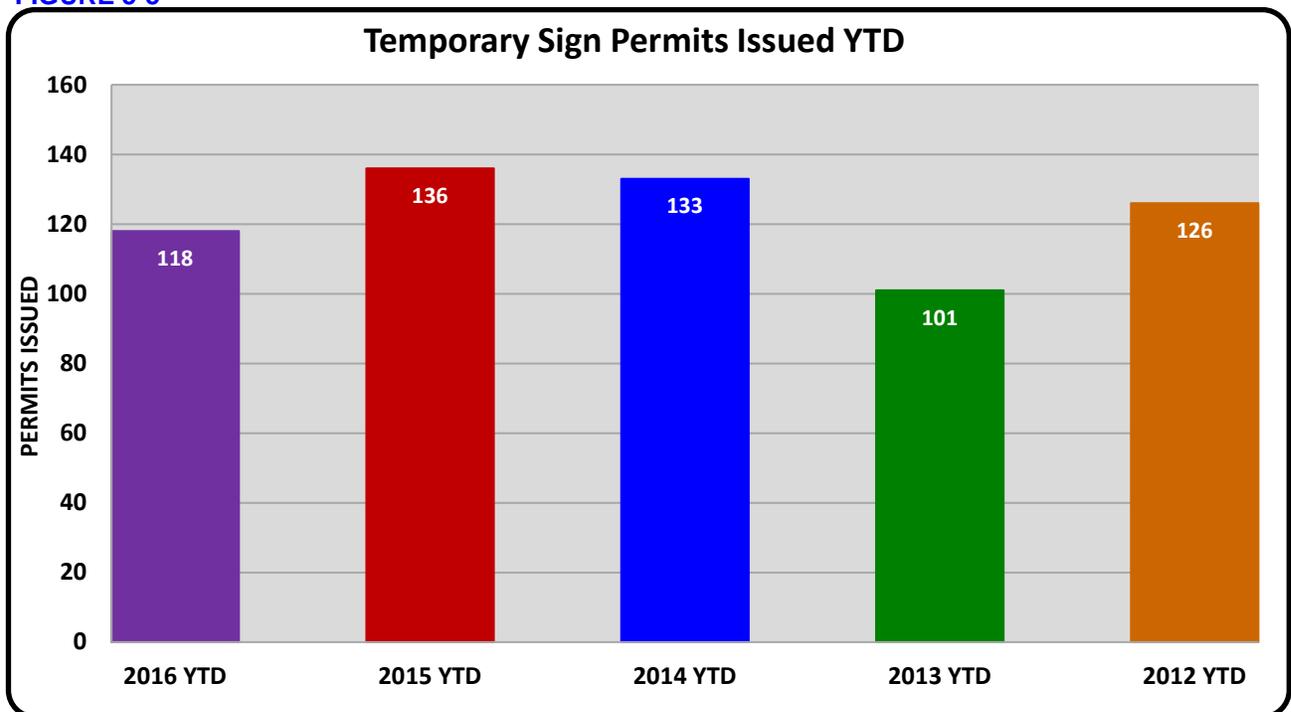


FIGURE 5-5





**SECTION 6: PLANNING ACTIVITY**

**TABLE 6-1: Planning Activity, 2016**

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Administrative Review								1					1
Annexation		1	1	1					1		1		5
Condominium Split	1		1					1					3
Easement Vacation													0
Final Subdivision Plat													0
Final Subdivision Replat													0
General Application		1									1		2
Minor Subdivision Replat		2	2		1	1			1		2		9
Municipal Code Amendment			1									1	2
Planned Development			1					1					2
PD Amendment			1				1						2
Preliminary Subdivision Plat							1						1
Preliminary Subdivision Replat													0
Special Events					2	3	1	1	1				8
Special Events - Street Closure			1		1	3			2				7
Special Permit		1											1
Special Use	1		3		2	1					3		10
Street Vacation													0
Variance	1				1								2
Zoning Request				1		1					1	1	4
Zoning Change				2						1	1		4
Tree Removal Requests	2	7	6	13	14	7	12	13	19	5	10	5	113
Open for Business	2	1	2	3	3	3	3	4	2	7	3	4	37
<b>TOTALS</b>	<b>7</b>	<b>13</b>	<b>19</b>	<b>20</b>	<b>24</b>	<b>19</b>	<b>18</b>	<b>21</b>	<b>26</b>	<b>13</b>	<b>22</b>	<b>11</b>	<b>213</b>

**FIGURE 6-1**

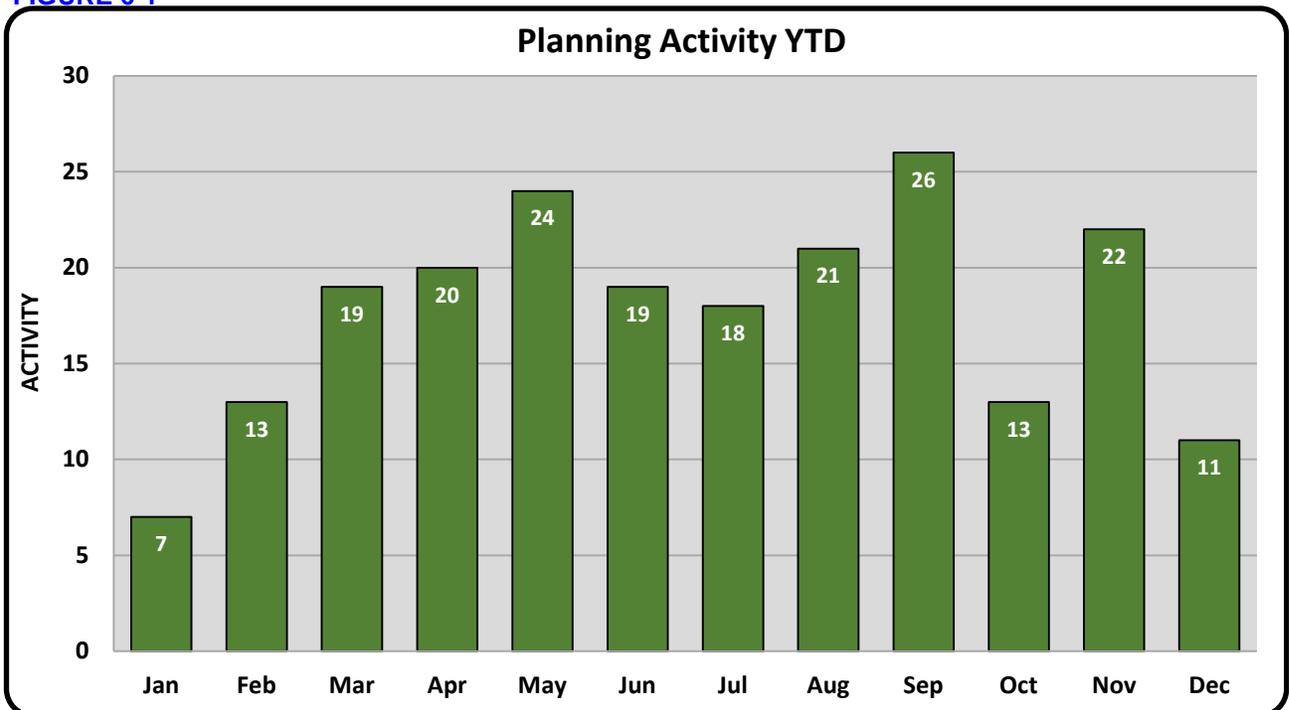




FIGURE 6-2

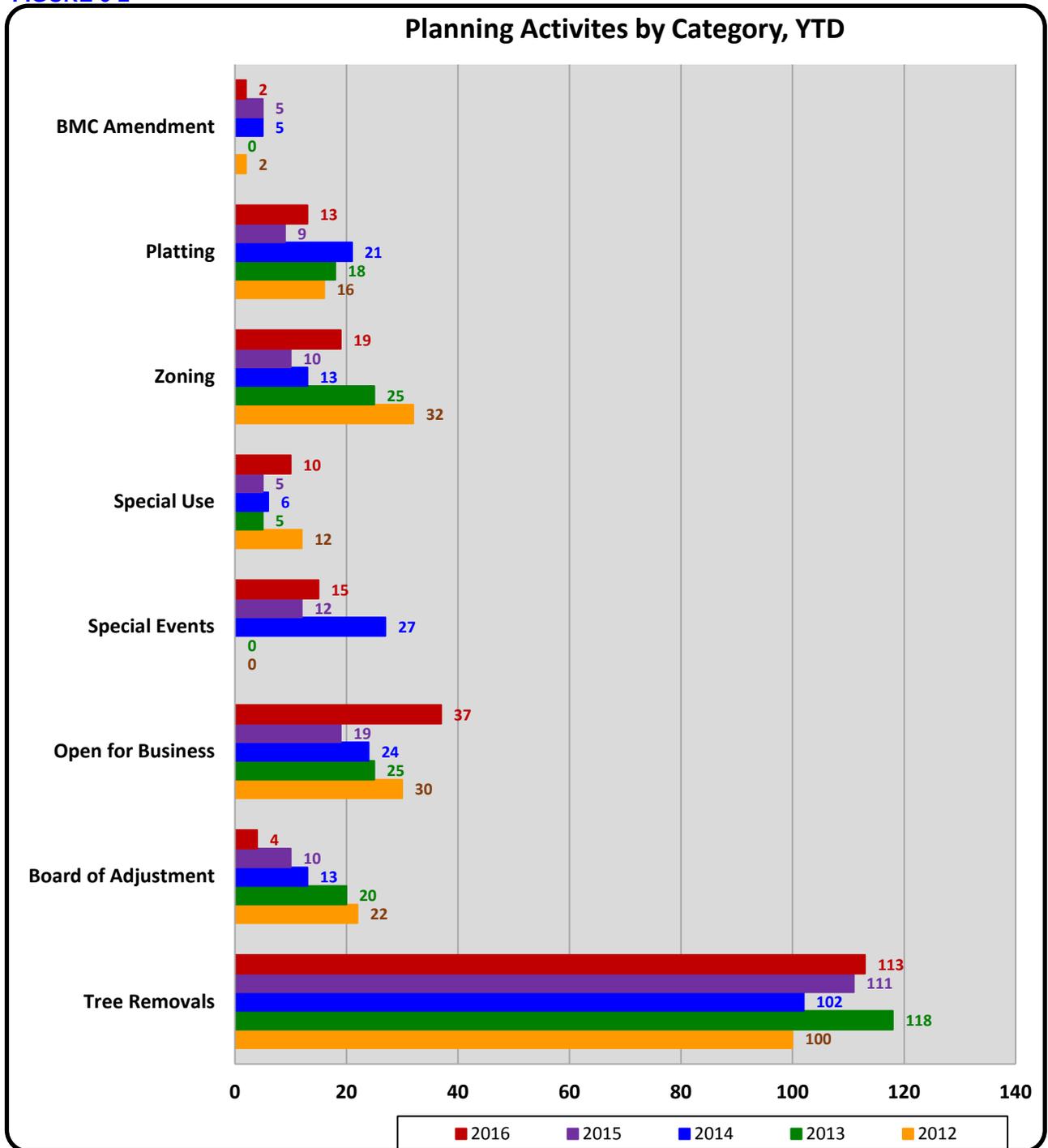
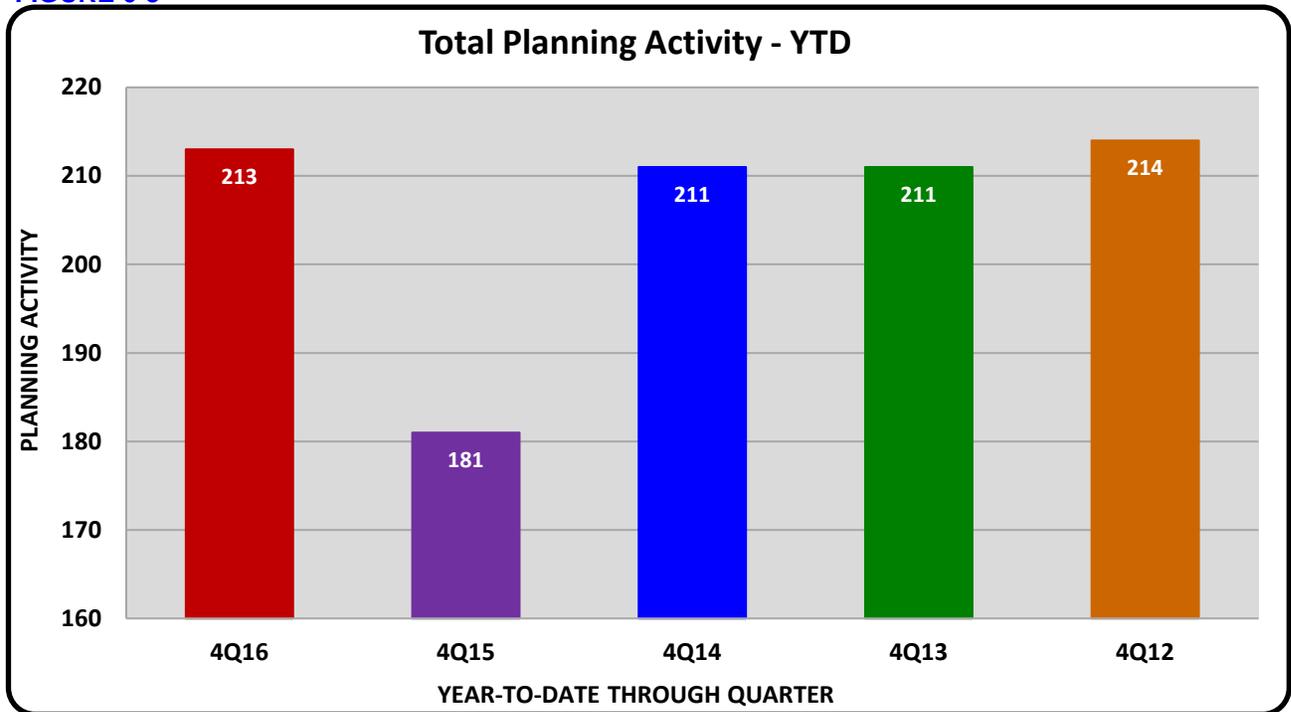




FIGURE 6-3





**SECTION 7: PLANNING DEPARTMENT SURVEYS**

**SURVEY SUMMARY**

537 Surveys Issued  
 116 Surveys Returned  
 22% Return Rate

**TABLE 7-1: Survey Question Responses, YTD**

Question	Responses	Respondent Assessments					
		Excellent	Good	Fair	Poor	Bad	NA*
Explanation of the permit process	116	80%	16%	3%	1%	0%	1%
Clarity and helpfulness of information received	115	77%	20%	1%	1%	0%	1%
Timeliness of the permit process	114	65%	25%	4%	4%	3%	0%
Explanation of the inspection process	113	67%	23%	4%	1%	0%	5%
Timeliness of inspections performed	111	77%	17%	1%	0%	0%	5%
Consistency and fairness in applying codes	113	73%	20%	2%	0%	0%	4%

\*Note: "NA" means no answer was provided by the respondent.

**TABLE 7-2: Department Division Performance Assessments, YTD**

Division	Experience	
	Positive	Negative
Building	100%	--
Planning	100%	--
Signs	100%	--