

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

March 20, 2024

JWM CONTRACTING LLC  
420 NE BROCKTON DR  
LEES SUMMIT, MO 64064

Permit No: PRSGN20240916  
Project Title: Orchard Woods Monument Signage  
Project Address: 1216 NE Piedmont Dr/4000 NE Apple Grove Dr  
Parcel Number: 43600031100000000  
Location / Legal Description: SEC-09 TWP-48 RNG-31---PT OF SW 1/4 DAF: BEG SW COR OF SW 1/4 TH S 88 DEG 11 MIN 37 SEC E 798.12' TH AN ARC DIST 48.26' TH S 89 DEG 08 MIN 37 SEC W 20' TO PT OF CURV TO LF RAD 740' AN ARC DIST 276.45' MOL TO POB  
Type of Work: SIGN  
Occupancy Group: NOT APPLICABLE  
Description: Construct (1) Column monument on Lot 16 (1216 NE Piedmont Dr); and (1) main monument sign on Lot 1 (4000 NE Apple Grove Dr)

***Revisions Required***

***One or more departments have not approved the permit and the following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and upload the revised documents and /or additional information to the application through the online portal. Please contact the appropriate department regarding clarification of comments.***

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

**Sign Permit Review**

**Reviewed By: Hector Soto Jr.**

**Rejected**

1. PLAT RECORDING. It appears that the developer recorded the Orchard Woods subdivision plat with the Jackson County Recorder of Deeds office on March 5, 2024. Lot information and addresses still does not show up on the County website, but staff will proceed with the sign permit review process.
2. SIGN PERMIT AUTHORIZATION. Submit a completed copy of the Sign Permit Authorization form that has been signed by the developer/property owner acknowledging and granted permission for the submittal of the sign permit on the subject property.
3. MONUMENT SIGN. The main monument sign that will go on Lot 1 (4000 NE Apple Grove Dr) exceeds the maximum allowable sign structure size of 72 sq. ft. under the City's sign ordinance. The proposed main monument sign is 84 sq. ft. To comply with the sign ordinance, the overall structure shall be reduced by 12 sq. ft.
4. EASEMENTS. The sign permit submittal included monument sign easement exhibits. Have both easements been executed and recorded with the County? The exhibits graphically show the limits of the easement and a metes and bounds

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description of the easement, but there is no dedication language identifying to whom easement rights are being granted (i.e. the Orchard Woods homeowner's association).

***The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.***