



SIGN APPLICATION PURPOSE

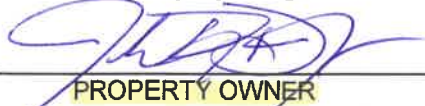
1. A Sign Application can be submitted for either a single sign or several signs that do not comply with Article 9 or are specified in Table 9-1 as signs that are allowed “as approved by the Commission.” A Sign Application shall be completed and submitted to the Development Services Department, with filing fee, made payable to the City of Lee’s Summit. An application may be withdrawn at any time upon written request. However, no refund will be made if the application is withdrawn after Planning Commission packets have been distributed.
2. For freestanding signs (i.e., those signs not mounted to a building), the application shall be accompanied by drawings of the sign(s) and site plan indicating the location of the free standing sign(s) and property lines. All drawings shall include dimensions of the sign(s) and sufficient dimensions on the site plan to show the relationship between the sign and the property lines.
3. For building mounted signs, the application shall be accompanied by drawings of the sign(s) and building elevations indicating the location of the building mounted sign(s). All drawings shall include dimensions and area of the sign(s) and sufficient dimensions on the building elevations to indicate the wall area.
4. The Development Services Department will set the date for the Planning Commission meeting. A copy of the Planning Commission agenda and staff recommendation will be sent to the applicant prior to the meeting.
5. Every Sign Application is reviewed by the Planning Commission, which meets on the second and fourth Thursdays of each month in the City Council Chambers of City Hall at 220 SE Green Street. For each item on the agenda, the applicant will be given an opportunity to make their own presentation, which should be a brief description of the proposed project and include responses to any concerns raised in the City staff’s report. Presentations before the Planning Commission shall be (1) in electronic format or (2) reduced drawings for use on the Document Camera to display on the screen. Electronic presentations shall be on a laptop, CD ROM, DVD, or flash drive. The City’s presentation system can support Word, Excel, Power Point, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. **If the staff recommendation is for approval of the sign application, the item may be placed on the Consent Agenda, and no presentation will be necessary.**
6. The Planning Commission will discuss the application and the action to be taken and the reasons for that action. The Planning Commission may vote to continue an application to a later meeting to allow further study or the submission of either more information or revised information by the applicant or the staff. A majority vote of the Commission members present is needed to pass any motion. The Commission has the final approval of a Sign Application.




SIGN APPLICATION

1. PROPERTY LOCATION/ADDRESS: 3501 SW Market Street / Lee's Summit, MO 64082
2. BUSINESS NAME: Raintree Family Dental Care
3. LEGAL DESCRIPTION (attach if description is metes and bounds description): Lot 1, Market Street Center,
a subdivision in Lee's Summit, Jackson County, Missouri (see attached for legal description)
4. TYPE(S) OF SIGN REQUESTED: Exterior illuminated wall sign
5. NUMBER OF SIGN(S) REQUESTED: 1
6. APPLICANT Infinity Sign Systems PHONE 816-252-3337
CONTACT PERSON Dan Motush FAX 816-252-3351
ADDRESS 4900 Lister Ave CITY/STATE/ZIP Kansas City, MO 64130
E-MAIL permits@infsign.com
7. PROPERTY OWNER(S) FDB Holdings, LLC PHONE 816-918-1612
CONTACT PERSON John R Davis, Jr. FAX _____
ADDRESS P.O. Box 299 CITY/STATE/ZIP Liberty, MO 64069
E-MAIL John.Davis@RealForeSight.com
8. OTHER CONTACTS _____ PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____
9. OTHER CONTACTS _____ PHONE _____
CONTACT PERSON _____ FAX _____
ADDRESS _____ CITY/STATE/ZIP _____
E-MAIL _____

All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.


PROPERTY OWNER
Print name: JOHN R DAVIS, JR. PRES.


APPLICANT
Daniel Motush

Receipt #: _____ Date Filed: _____ Processed by: _____ Application # _____



SIGN APPLICATION CHECKLIST

Submittal Requirements	Yes	No*
Completed application form with signatures		
Ownership Affidavit form		
Legal Description		
Filing fee – \$200		
Correct number of sets of Sign Application plans – 1 digital multi-page PDF plan sets, studies, letter and applications shall be separate files		
File Naming Conventions- All uploaded files should be named as follows DOCUMENT NAME_REVISION NUMBER_DATE OF PLAN STAMP		

Plan Submittal Requirements				
UDO Article 2., Sec. 2.040	Ordinance Requirement	Met	Not Met	N/A
B.1. Date Prepared	Date prepared			
B.2. Name & address	Name, address and telephone number of the person who prepared, or person responsible for preparing, the plan;			
B.3. Scale	Graphic, engineering scale not to exceed 1:100. All plans shall be drawn to a standard engineer's scale of 1:50 or 1:100', unless a different scale is specifically approved.			
B.4. Plan size	Plan size maximum of 24" x 36" with one inch border			
B.5. North Arrow	North Arrow; plan shall be oriented so north is to the top or to the right side of the sheet.			
B.6. Vicinity Map	Vicinity map with north arrow indicating the location of the property within the City.			

Exhibit A
to
Declaration of
Covenants, Conditions, Restrictions and Easements
of Market Street Center

Legal Description of Property/Center on the Date of this Declaration

All that part of the Southwest Quarter of Section 29, Township 47 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Northeast corner of Lot 2, Quiktrip 200R, a platted subdivision of land in the City of Lee's Summit, Jackson County, Missouri, said point also being on the West right-of-way line of Missouri Route 291 Highway, as now established, thence North $87^{\circ}30'16''$ West, along the North line of said Lot 2, a distance of 254.19 feet, to an angle point on the East line of Lot 1A, Quiktrip 200R Lot 1A, a subdivision of land in the City of Lee's Summit, Jackson County, Missouri; thence North $2^{\circ}29'44''$ East, along said East line of said Lot 1A, a distance of 100.00 feet, to the Northeast corner of said Lot 1A; thence North $87^{\circ}30'16''$ West, along the North line of said Lot 1A, a distance of 39.81 feet, to the Southeast corner of Lot 1, Block 1, of Firestone SW Market Street, a subdivision in the City of Lee's Summit, Jackson County, Missouri; thence North $2^{\circ}26'15''$ East, along the East line of said Lot 1, Block 1, a distance of 195.04 feet, to the Northeast corner of said Lot 1, Block 1; thence North $54^{\circ}19'08''$ West, along the Northerly line of said Lot 1, Block 1, a distance of 136.22 feet, to the North most corner of said Lot 1, Block 1, Firestone SW Market Street, said point also being on the Easterly right-of-way line of SW Market Street, as now established; thence Northeasterly along said Easterly right-of-way line for the following three (3) courses; thence along a curve to the right having an initial tangent bearing of North $53^{\circ}09'45''$ East, a radius of 459.32 feet, and an arc length of 198.93 feet; thence North $77^{\circ}58'41''$ East, a distance of 116.98 feet; thence Northerly along a curve to the left, being tangent to the last course, having a radius of 524.94 feet, and an arc length of 619.48 feet, to a point on the West right-of-way line of Missouri Route 291 Highway, as now established; thence Southerly along said West right-of-way line for the following four (4) courses; thence South $1^{\circ}52'13''$ West, a distance of 163.38 feet; thence South $21^{\circ}14'04''$ West, a distance of 192.67 feet; thence South $24^{\circ}33'04''$ West, a distance of 421.20 feet; thence South along a curve to the left being tangent to the last described course, having a radius of 820.21 feet, and an arc length of 195.72 feet, to the point of beginning.

Description prepared by David Wayne Jones, Jr., MO. PLS - 2021004164

Also known as:

Lots 1 and 2 and Tract A, Market Street Center, a subdivision in Lee's Summit, Jackson County, Missouri.

End of Exhibit



OWNERSHIP AFFIDAVIT

STATE OF MISSOURI)

COUNTY OF CLAY) ss.

Comes now FDB HOLDINGS, LLC, JOHN R DAVIS JR, PRES. (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the property

legally described as LOT 1, MARKET STREET CENTER, LEES SUMMIT, JACKSON COUNTY, MISSOURI

in the Sign Application. Owner acknowledges the submission of said application for the subject property under the City of Lee's Summit Unified Development Ordinance.

Dated this 6TH day of APRIL, 2023

Signature of Owner

JOHN R DAVIS JR, PRESIDENT

Printed Name

Subscribed and sworn to before me this 6th day of April, 2023

Notary Public

3/24/2025

My Commission Expires

LISA ANN DAY
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
CLAY COUNTY
MY COMMISSION EXPIRES 3/24/2025
COMMISSION # 21633318