



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 An application may be withdrawn at any time upon written request. However, no refund will be made if the application is withdrawn after Planning Commission packets have been distributed.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.



LEE'S SUMMIT MISSOURI

SIGN APPLICATION

1. PROPERTY LOCATION/ADDRESS: 800 NW Ward Rd, Lee's Summit, MO 64086
 2. BUSINESS NAME: Summit Square Residence III LLC
 3. LEGAL DESCRIPTION (attach if description is metes and bounds description):
An 11.830 acre portion of Lot 10, SUMMIT FAIR, SECOND PLAT, LOTS 8, 10-14 AND TRACT C, a subdivision in Lee's Summit, Jackson County, Missouri
 4. TYPE(S) OF SIGN REQUESTED: Monument Sign at entrance of NW Donovan Rd, and NW Ward Rd
 5. NUMBER OF SIGN(S) REQUESTED: 1
-
6. APPLICANT NorthPoint Development PHONE 316-734-5550
CONTACT PERSON Cooper Champlin / Brian Benjamin FAX _____
ADDRESS 3315 N Oak Trafficway CITY/STATE/ZIP Kansas City, MO, 64116
E-MAIL cchamplin@northpointkc.com
 7. PROPERTY OWNER(S) The City of Lee's Summit PHONE 816-969-1000
CONTACT PERSON _____ FAX _____
ADDRESS 220 SE Green CITY/STATE/ZIP Lee's Summit, MO 64063
E-MAIL _____
 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.

W. Bailey PROPERTY OWNER
Print name: William A. Bailey

Brian Benjamin APPLICANT
Brian Benjamin, NorthPoint Development

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

ATTEST: Stacy Lombardi
Deputy CITY CLERK:



REVISED JULY 2021



OWNERSHIP AFFIDAVIT

STATE OF MISSOURI)

ss.

COUNTY OF JACKSON)

Comes now _____ (owner)

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

legally described as An 11.830 acre portion of Lot 10, SUMMIT FAIR, SECOND PLAT, LOTS 8, 10-14 AND TRACT C, a subdivision in Lee's 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 30th day of April, 2024

Signature of Owner

Printed Name

Subscribed and sworn to before me this _____ day of _____, 20____

Notary Public

My Commission Expires

Approved as to Form:

Office of the City Attorney



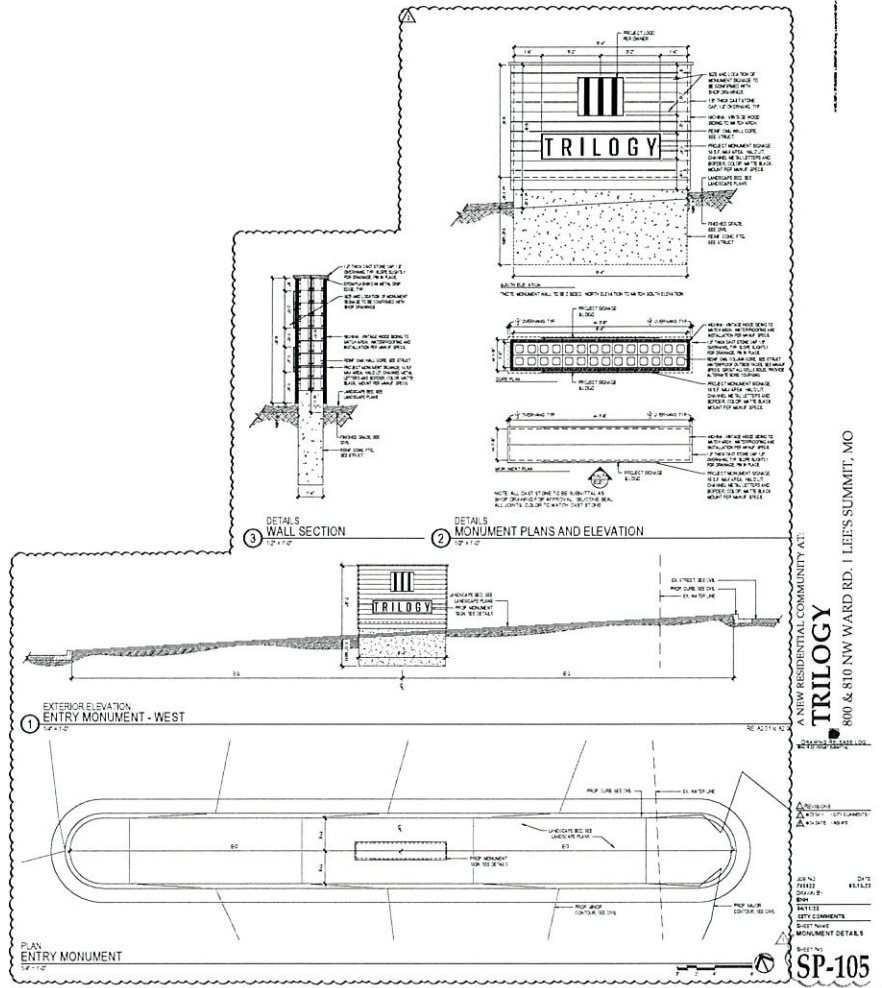
SIGN APPLICATION CHECKLIST

Submittal Requirements	Yes	No*
Completed application form with signatures	X	
Ownership Affidavit form	X	
Legal Description	X	
Filing fee – See Development Services Fees under the Schedule of Fees and Charges found at www.cityofls.net .	X	
Correct number of sets of Sign Application plans – 1 digital multi-page PDF plan sets, studies, letter and applications shall be separate files	X	
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	X		
B.2. Name & address	Name, address and telephone number of the person who prepared, or person responsible for preparing, the plan;	X		
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	X		
B.5. North Arrow	North Arrow; plan shall be oriented so north is to the top or to the right side of the sheet.	X		
B.6. Vicinity Map	Vicinity map with north arrow indicating the location of the property within the City.	X		

NOTES

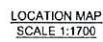
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, MISSOURI, AND THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS, BRIDGES, AND STRUCTURES, LATEST EDITIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND TRAFFIC CONTROL DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.



TRIOLOGY
A NEW RESIDENTIAL COMMUNITY AT
800 & 810 NW WARD RD. | LEE'S SUMMIT, MO

SP-105

IN LEE'S SUMMIT, JACKSON COUNTY, MO



CR 1000
N 1004337.61
E 1818518.79
ELEV 997.32
ROUND 1/2" REBAR

[illegible]

SUMMIT ORCHARDS WEST
PUBLIC IMPROVEMENT PLANS
SANITARY IMPROVEMENT
LEE'S SUMMIT, JACKSON COUNTY, MO



SHEET # _____

C-0001

MONUMENT SIGN LOCATION EXHIBIT

2024.05.03
SCALE 1:40'

