

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

August 25, 2022

KADEAN CONSTRUCTION
1558 FENPARK DR
FENTON, MO 63026

Permit No: PRSGN20224133
Project Title: Midwest Wash Group Tunnel Vision Carwash
Project Address: 291 Hwy & SE Thompson Dr, Lees Summit MO 64082
Parcel Number:
Location / Legal
Description:
Type of Work: Sign
Occupancy Group: NOT APPLICABLE
Description: Temporary sign for new construction

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 provide three (3) copies of any revised sheets and/or additional information. 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: Shannon McGuire

Rejected

1. When calculating the maximum allowable sign area for multi-faced signs permitted under the UDO, if the sign face surfaces are parallel (back-to-back), or where the interior angle formed by the faces is 45 degrees or less, the area of the sign is the area of the largest side. For all other multi-faced signs, the area of the sign is the total area on all sides that can be viewed at one time from any angle. As the proposed signs are at 90 degrees to one another, the area of both signs is used when calculating the total sign face area. The maximum sign area for the PI zoning district is limited to 40 sq. ft. As proposed sign exceeds the allowable size by 36 sq. ft.

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