

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

December 08, 2022

ART OF ILLUMINATION
8650 N WINTER AVE APT 202
KANSAS CITY, MO 64153-3713

Permit No: PRSGN20225921
Project Title: GOODCENTS
Project Address: 809 NE LAKEWOOD BLVD, LEES SUMMIT, MO 64064
Parcel Number: 43240020102100000
Location / Legal Description: THE VILLAGES OF LAKEWOOD FAIRWAY HOMES VILLAGE SECTION ONE P T OF TR M DAF: BEG AT NE COR SO TR M TH NW ALG N LI SD TR 28 4.61' TO TRU POB TH S 27.62' TH SLY ALG CURV TO RI 71.06' TH
Type of Work: Sign
Occupancy Group: NOT APPLICABLE
Description: Channel Letters that will be the same distance of clearance as the EXSITING awning is at the location

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: Shannon McGuire

Rejected

1. The UDO classifies the proposed sign as an under-canopy sign (a sign suspended from the underside of a canopy, a covered porch or a walkway). As an under canopy sign the maximum size set by the UDO is 6 sq. ft. The proposed sign is more than double the size that can be administratively approved by staff. You may apply for Planning Commission approval for the sign as proposed through the Sign Application process. Given the proposed sign is an improvement to the existing signage, is in scale with the bulk and massing of the building and the fact that there is little other opportunity for a wall sign staff would be in support of the proposed sign application if you chose to pursue that option.

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