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**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

January 23, 2024

WESTLAKE ACE HARDWARE #183  
14000 MARSHALL DRIVE  
LENEXA, KS 66215

Permit No: PRSGN20240215  
Project Title: Lee's Summit Grand Opening  
Project Address: 3511 SW MARKET ST, LEES SUMMIT, MO 64082  
Parcel Number: 267641  
Location / Legal Description:  
Type of Work: Sign  
Occupancy Group: NOT APPLICABLE  
Description: Grand Opening event to celebrate the new store. We will be utilizing pennant flags, adversails, then two small banners for the Grand Opening and then the 20% off celebration sale.

***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 submitted site plan is incorrect. You have submitted a sit plan depicting the Firestone location at 3521 SW Market St. Please submit a site plant that accurately portrays the correct location. This is the second time this comment has been made on this permit application. Staff will not issue a permit until this requirement has been satisfied.
2. Section 9.060 of the UDO expressly prohibits certain types of signs. Pennants/streamer sing are one type of the sign types that are prohibited. This type of sign is defined as any small strips of lightweight plastic, fabric, or similar material shaped triangularly or rectangularly, suspended from a rope, wire, or string, usually in a series. As such staff can not issue any permits for this type of signage. Please remove this sign type from your permit documents and resubmit.
3. Table 9-2 of the UDO regulates the type and number of permitted temporary signs allowed in certain zoning districts. Per this table you are allowed ONE (1) temporary sign per building or lot. Please removed all signs exceeding the number of signs allowed and resubmit your documents.
4. Please submit building elevation(s) showing: building width, building height, façade area, and the exact sign location.

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5. Please submit sign specifications showing: exact copy, size, length, height, area, materials, color, lighting and type of the proposed signs.

6. Prior to resubmitting, please review the sign regulations as outlined in Article 9 of the UDO to ensure you are aware of all the restrictions and are meeting all requirements.

The full text of the sign code can be found at:

[https://library.municode.com/mo/lee's\\_summit/codes/unified\\_development\\_ordinance?nodeId=ART9SI](https://library.municode.com/mo/lee's_summit/codes/unified_development_ordinance?nodeId=ART9SI)

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