

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

September 03, 2024

MIDWEST SIGN
550 STANLEY RD
KANSAS CITY, KS 66115

Permit No: PRSGN20244677
Project Title: Lee's Summit Honda 401 NE Colbern
Project Address: 401 NE COLBERN RD, LEES SUMMIT, MO 64086
Parcel Number: 52530010400000000
Location / Legal: AUTO COMPLEX, LOTS 1 & 2 LOT 1
Description:
Type of Work: SIGN
Occupancy Group: NOT APPLICABLE
Description: New Honda Monument sign to be installed on East parking lot elevation

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: Adair Bright

Rejected

1. The site plan shall identify all applicable sight triangles to ensure the adequate setback is being met.

Sight triangles are the triangular area for sight distance preservation defined by the American Association of State Highway and Transportation Officials (AASHTO) "Green Book." This sight triangle is normally formed by lines at least 25 feet in length along the edges of the pavement of intersecting streets or a driveway intersecting a street, from their point of intersection.

2. What exactly is being proposed?
Why was the previous sign removed?

3. Based on the site plan provided, the monument sign would be being placed on City owned property. Therefore the sign permit authorization that was submitted is invalid. Also, a new survey will need to be provided since the right-of-way has shifted due to the recent road work.

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