

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

April 09, 2025

STACO ELECTRIC CONSTRUCTION COMPANY INC
11030 HICKMAN MILLS DR
KANSAS CITY, MO 64134

Permit No: PRSGN20251318
Project Title: Napa Illuminated Wall Sign
Project Address: 2321 NE INDEPENDENCE AVE, Unit:A, LEES SUMMIT, MO 64064
Parcel Number: 52240040100000000
Location / Legal: LAKEWOOD BUSINESS CENTER ON I-470 PLAT J LOT 42A
Description:
Type of Work: SIGN
Occupancy Group: NOT APPLICABLE
Description: Installing a new illuminated Napa wall sign on the store front.

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: Hector Soto Jr.

Rejected

1. SIGN PERMIT AUTHORIZATION. Submit a completed copy of the accompanying Sign Permit Authorization Form signed by the property owner or authorized agent granting permission for installation of the proposed signs.
2. DIRECTIONAL SIGN LOCATION. The City's Encroachment Policy prohibits any signs from being located within the boundaries of any utility or drainage easement. The subject property has a 30' wide utility and drainage easement along the Independence Ave lot frontage. It appears from the drawing mock-up that the proposed directional sign location is within the boundaries of the existing easements. Staff cannot approve the sign being located within the easements. Revise the sign location so it falls outside the easement boundaries.
3. DIRECTIONAL SIGN SPECIFICATIONS. Label the directional sign height from grade (i.e. overall directional sign height). The maximum allowable directional sign height is 30".
4. SITE PLAN. Provide a site plan identifying the location of the proposed directional sign to confirm that the sign is located on private property and is also not located within the boundaries of the existing utility and drainage easement along the site's Independence Ave frontage.

DEVELOPMENT SERVICES

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