

**DEVELOPMENT SERVICES**

**Sign Application  
Applicant's Letter**

**Date:** Monday, September 16, 2019

**To:**

**Property Owner:** VAAP RAINTREE  
LLC

<NO FAX NUMBER>

**Applicant:** ROYAL SIGNS &  
GRAPHICS

MARK@ROYALSIGNSKC.COM

(816) 229-7729

**From:** Shannon McGuire, Planner

**Re:**

**Application Number:** PL2019296

**Application Type:** Sign Application

**Application Name:** VAAP RAINTREE LLC

**Location:** 817 SW LEMANS LN, LEES SUMMIT, MO 64082

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**Tentative Schedule**

Submit revised plans by noon on Monday, September 30, 2019 (4 full size paper copies, 1 reduced 8 ½" x 11" copy, and 4 copies of the comment response letter).

Applicant Meeting: N/A

Planning Commission Meeting: October 10, 2019 at 05:00 PM

If the revised submittal deadline is not met or plans are deficient, the item will be moved to a later meeting and a new deadline will be set. Future deadlines and meeting dates can be found on the "Planning Commission Meeting Dates" handout. Dates are subject to change; we will keep you informed throughout the process.

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**Electronic Plans for Resubmittal**

Beginning Monday, May 23, 2016, all Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies. This will allow us to provide a higher level of electronic correspondence with our Planning Commission, City Council, and the City's GIS Division.

Electronic copies shall be provided in the following formats

- Engineered Civil Plans – All engineered civil plans shall be provided in multi-page Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns you may have.

**Planning Commission Presentation**

Presentations before the Planning Commission and City Council shall be (1) in electronic format or (2) reduced drawings for use on the document camera to display on the screen. Electronic presentations shall be on a

laptop, CD-ROM, DVD, or flash drive. The City's presentation system can support Word, Excel, Power Point, Adobe, Windows Media Player and Internet Explorer applications. Presentation boards will no longer be allowed. The presentation(s) shall be submitted to Development Services Department staff no later than the day of the Planning Commission meeting by 4:00 pm.

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**Analysis of Sign Application:**

<b>Fire Review</b>	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	No Comments
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<b>Planning Review</b>	Shannon McGuire (816) 969-1237	Planner Shannon.McGuire@cityofls.net	Corrections
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1. Please provide a survey (sealed by licensed professional) that accurately depicts the location of the proposed sign. The setbacks from the property lines, easements and the physical structures of the buried infrastructure shall be required as well.

<b>Engineering Review</b>	Gene Williams (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. Conflicts exist in the exhibits showing the location of the monument sign. One of the exhibits shows an aerial photo view, with the monument sign shown centered directly over the top of a major storm line. This is not acceptable.

2. It does not appear this location is feasible for the construction of the monument sign as presented. The length of the base is too wide to be placed within the confines of the area outside of easements. In addition, a minimum separation of fifteen (15) feet is required between the base of the monument sign and any public sanitary sewer, and ten (10) feet between the base of the monument sign and any public storm sewer line.

<b>Traffic Review</b>	Michael Park (816) 969-1820	City Traffic Engineer Michael.Park@cityofls.net	No Comments
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