

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

August 12, 2025

SIGNWAY  
6714 S SHIPPY RD  
BLUE SPRINGS, MO 64014

Permit No: PRSGN20253377  
Project Title: FANS ONLY SPORTS CARDS  
Project Address: 120 SW 3RD ST, LEES SUMMIT, MO 64063  
Parcel Number: 61340230900000000  
Location / Legal: LEE'S SUMMIT TOWN OF---LOTS 19 & 20 BLK 11 (EX PT IN RD)  
Description:  
Type of Work: SIGN  
Occupancy Group: NOT APPLICABLE  
Description: Wall Sign - Two 12" high logo's - 7" high plastic letter copy - Non Lighted

***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. ALLOWABLE SIGN SIZE. The subject property is zoned Transitional Neighborhood Zone (TNZ). The TNZ zoning district allows a maximum sign size of 6 sq. ft. for any kind of attached sign (e.g. wall sign, projecting sign, awning sign, etc.). The proposed wall/canopy sign is 11.3 sq. ft., which is nearly twice the maximum allowed size. Reduce the proposed sign size to no more than 6 sq. ft.

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