

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

August 26, 2025

Clayton Signs, Inc.  
5198 North Lake Drive  
Lake City, GA 30260

Permit No: PRSGN20252808  
Project Title: CHICK FIL A SIGNS  
Project Address: 1025 SW JEFFERSON ST, LEES SUMMIT, MO 64081  
Parcel Number: 61500036300000000  
Location / Legal: LELANDS COMMERCIAL PARK LOT 1  
Description:  
Type of Work: SIGN  
Occupancy Group: NOT APPLICABLE  
Description: The scope of work is outlined in the attached drawings. The scope of work includes the following:

- A1: Monument sign, D/F illuminated, 70 square feet
- A2/A3: Tenant panels for multi-tenant signs, quantity 4 (2 for each sign, A2 & A3)
- B: Wall Sign, LED-illuminated channel letters, 37.71 square feet
- C: Wall sign, LED-illuminated channel letters, 37.71 square feet
- D: Wall sign, Illuminated logo cabinet, 36 square feet
- E: Wall sign, LED-illuminated channel letters, 37.71 square feet
- F: Wall sign, welcome wall sign dimensional stamp, 6.25 square feet
- DOT regulatory traffic signs
- H1/H2: Static digital drive-thru menu boards, Qty. 2
- CB-1: Drive-thru clearance bar, Qty. 2
- FP: 25' Flag pole
- Window graphics/address numbers/interior vestibule door graphics/interior playground graphics

***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: Ian Trefren**

**Rejected**

1. Proposed signage exceeds the count maximum of the PMIX district for attached wall signage on single-tenant commercial buildings (proposed - 5; maximum - 3). Signs 'D' and 'F' are considered attached wall signs.

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2. Confirm that incidental signage adhered to the glass elements (e.g. push/pull decals) will be located on the interior of the pane, such that it will not be exposed to the elements.

3. The process for seeking a modification to the sign count maximum is via a Sign Application, which is reviewed by Planning Commission as part of a consent agenda item.

**Sign Permit Review**

**Reviewed By: Ian Trefren**

**Rejected**

1. To prevent any confusion at the time of inspection, please revise drawings to reflect amended scope of work. Sheets still depict Sign E despite being removed from the elevations.

2. Door graphics indicate that all decals are to be applied to exterior surface. Exterior window signage is prohibited. Please amend accordingly for all signage attached to windows.

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