

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

April 25, 2023

VIEW SIGN & LIGHT  
10935 KAW DR STE 1  
KANSAS CITY, KS 66111

Permit No: PRSGN20231683  
Project Title: Abelardo's signage - 300 SE 3rd St - Wall Sign and Monument Replacement Faces  
Project Address: 300 SE 3RD ST, LEES SUMMIT, MO 64063  
Parcel Number: 61230141000000000  
Location / Legal: SONIC ADDITION--- LOT 1  
Description:  
Type of Work: Sign  
Occupancy Group: NOT APPLICABLE  
Description: Wall Sign (Channel Cloud & Bullet Signs mounted on new low-profile raceway) and  
Replacement Faces for existing d/s Monument Sign. Abelardo's Mexican.Fresh.

***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. OWNERSHIP AUTHORIZATION. Provide a copy of the sign permit authorization form signed by the property owner/management company acknowledging and authorizing the proposed sign on the site. The form is attached to this email containing staff comments.

2. WALL SIGNS.

- The installation of any new raceway signs are prohibited in the city under Section 9.060 of the City's Unified Development Ordinance.
- A total of three (3) wall signs are permitted on the single-tenant building.
- Wall sign square footage is limited to no more than 10% of the square footage of the wall on which the signs are mounted. According to our plans, the tower element on which the signs are proposed to be mounted is 8.75' wide x 13.75' tall (excluding the pitched roof element), which equals 120.3 sq. ft. This means that no more than 12 sq. ft. of wall signage can be mounted on said wall.
- Label the square footage of the proposed wall signage.

3. MONUMENT SIGN. Staff has no comments or corrections needed for the proposed monument sign.

**DEVELOPMENT SERVICES**

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**Reviewed By: Hector Soto Jr.**

**Approved**

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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.***