

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

May 12, 2025

A & A ELECTRICAL INC  
705 SQUIRE CT  
GRAIN VALLEY, MO 64029

Permit No: PRSGN20251880  
Project Title: Sign  
Project Address: 201 NW CHIPMAN RD, LEES SUMMIT, MO 64063  
Parcel Number: 61310050100000000  
Location / Legal: 6-47-31 ALL TH PT NW NE SEC 6 DAF, BEG AT PT 161.34' E OF NW COR NE1/4 SEC, TH W ALG  
Description: N LI SD 1/4 1/4 208.71' TO PT 47.37' W OF NE COR NW1/4 SEC, THS PARL TO E LI NW  
Type of Work: SIGN  
Occupancy Group: NOT APPLICABLE  
Description: Replacing the damaged sign with a new sign

***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. DOCUMENTATION. To comply with the City's sign ordinance, the applicant shall submit a signed letter from the EMB manufacturer stating that the sign in question is equipped with the ability to comply with all applicable regulations of this section as listed in the following comment below. The applicant shall also submit a letter from the sign owner and/or operator stating that they have read and understand the applicable regulations pertaining to their sign and that they will not violate the ordinance.

2. ORDINANCE REQUIREMENTS. Electronic message boards are subject to the following requirements: 1) In order to minimize glare, electronic message boards shall not have a white background; 2) The digital display shall change messages immediately from one message to another, with a minimum of eight seconds for each message to be displayed between changes, so as not to simulate a moving display; 3) There shall be no flashing, moving, scrolling, or intermittent displays of text or images; 4) All permitted EMBs shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, not to exceed 0.3 foot candles above ambient light; and 5) Signs shall utilize automatic dimming technology to adjust the brightness of the sign relative to ambient light so that at no time shall a sign exceed a brightness level of three-tenths foot candle above ambient light, as measured using a foot candle (lux) meter calibrated within the past 12 months and in conformance with the following process: a) Light measurements shall be taken with the meter aimed perpendicular to the sign message face or at the area of the sign emitting the brightest light if that area is not the sign message face, at a preset distance depending on

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sign size. Distance shall be determined by taking the square root of the product of the sign area and 100. Example using a 12 square foot sign:  $\sqrt{12 \times 100} = 34.6$  feet measuring distance. b) An ambient light measurement shall be taken using a foot candle meter at some point between the period of time between 30 minutes past sunset and 30 minutes before sunrise with the sign turned off to a black screen. c) Immediately following the ambient light measurement taken in the manner required by this subsection, an operating sign light measurement shall be taken with the sign turned on to full white copy. d) The brightness of a sign conforms with the brightness requirements of this subsection if the difference between the ambient light measurement and the operating sign light measurement is three-tenths foot candle or less.

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