

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

July 08, 2025

ROYAL SIGNS & GRAPHICS  
1921D SW US-40 HWY  
BLUE SPRINGS, MO 64015

Permit No: PRSGN20252880  
Project Title: One Call Heating & Cooling  
Project Address: 410 SE 3RD ST, LEES SUMMIT, MO 64063  
Parcel Number: 61230310300000000  
Location / Legal: MOEHLE ACRES---LOT 3  
Description:  
Type of Work: SIGN  
Occupancy Group: NOT APPLICABLE  
Description: Panel sign attached to building front

***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. SIGN SIZE. The subject property is zoned PO. The PO zoning district allows a maximum sign size of 5% of the facade area. At 210 sq. ft. of facade area, the maximum allowable size sign is 10.5 sq. ft. The proposed sign is 12.25 sq. ft. and is therefore larger than allowed. Revise the proposed sign to comply with the maximum allowable size.

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