

Type of Permit: New ☐ Alter ☒ Relocated ☐

Permit #: SG-25-1

Received Date: 6-3-2025

Applicant Name (if not owner): Total Brand Management. (Jim Minar)

Mailing Address: 518 East 1st street. Cle Elum WA. 98922

mail: permits@totalbrandmgmt.com Phone: 360 789 5934

Property Owner Name: Lu Lu LLC.

Mailing Address: PO box 2266. Eugene OR. 97402

mail: _____ Phone: _____

Property Address: Banner Bank. 88312 Territorial RD. Veneta, OR. 97487

Assessor's Map Number: 1706361100901 Tax Lot(s): _____

Zoning District: Highway Commercial

Building Square Feet	Area of Sign (Square Feet)	Vertical Dimension (feet)	Horizontal Dimension (feet)	Height (feet)
3,060	All (3) wall signs=56.9 sq ft. 18.97 sq ft each sign +	All 3 wall signs = 3 ft	All 3 wall signs = 15 ft	

Submittal requirements: Plan and elevation drawn to scale including proposed location, sign material, color, dimensions, shape and height above grade. The drawing shall show the structural elements of the proposed sign and supporting structure(s) and any other information needed to show that the sign will not interfere with traffic safety, public health, or general welfare.

Building Signs: The diagram shall show where the sign will be attached to the building, including the distance the sign will project from the wall to which it is attached and the height above the finished ground surface over which it is mounted.

Free-standing Signs: In addition to the diagram, a site plan shall be submitted which shows the placement of the sign on the property with dimensions from property lines, driveways, sidewalks, parking areas and buildings.

Please indicate the sign district that the sign is proposed to be located within:

Highway 126 Corridor District ☒

Single-Family Residential District ☐

Business District ☐

Multi-Family Residential District ☐

Downtown District ☐

Note: Sign District depends on the zoning district of the property as described in the Veneta Zoning and Development Code. See Section 5.15(3) – Designated Sign Districts of the ordinance for description of each sign district.

Note: You will need to identify the zone in which the sign is proposed in order to determine the applicable sign district. The Veneta Zoning Map can be found here: <https://www.venetaoregon.gov/197/Maps>

Please indicate the type of sign proposed:

Free-Standing or Monument Sign ☐

Building Sign ☒

Portable Sign ☐

Note: Temporary Signs, Flags, Election Signs, Real Estate or Construction Signs, Driveway Entrance/Exit Signs, Address Plates, and Directional Signs do not require a Sign Permit, but must still conform to the applicable requirements of Section 5.15. See Table 5.15 of Section 5.15 for specifics.

An Electrical permit is required if the sign is proposed to be illuminated.

NOTICE

Sign visible from a state highway: Yes ☐ No ☒ (If Yes, please read statement below and initial)

If property is visible from a state highway a permit from the Oregon Department of Transportation (ODOT) may be required in addition to any city permits. Please contact ODOT for sign requirements (Marie Kennedy, P.E - State Sign Engineer, Phone: 503-986-4013 or website: <https://www.oregon.gov/ODOT/Engineering/Pages/Signing.aspx>.

Applicant Initials JM

A permit shall expire if a sign is not installed, as approved, within 180 days from the date of approval. Reapplication shall include a new, fully completed application form and a new application fee. Electrical connections and all supply circuits shall be made by Licensed Electrical Contractor and subject to the provisions of the State Electrical code. A separate permit shall be taken out for electrical work.

I HEREBY STATE THAT THE FACTS RELATED IN THE ABOVE APPLICATION AND THE PLANS AND DOCUMENTS SUBMITTED HERewith ARE TRUE, COMPLETE, CORRECT, AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Property Owner Signature: See owner Land Lord Approval Sign Plans (Attached)

Applicant Signature: Jim Minar

Digitally signed by Jim Minar
Date: 2025.06.03 14:44:22 -07'00'

Staff Comments:

VZDC 5.15(2) defines sign area as "the area included within the outer dimensions of a sign." Total sign square footage, including the entirety of the sign, is 90 square feet. Regardless, this is still below the maximum amount of sign square footage allowed by Section 5.15, Table 5.15.

Signs that are visible from state highways are subject to regulation by ODOT. It is recommended that the applicant verify with ODOT that additional permits are not needed.

Project Name:

Banner Bank
Veneta 25-04291

Client:

Banner Bank

88312 Territorial Rd. Veneta, OR 97487

Design Professional:

Total Brand Management, LLC
DBA: TBM Signage
518 E 1st Street,
Cle Elum, WA 98922
PH: 509-656-4502

Manufacturer:

Total Brand Management, LLC
DBA: TBM Signage
518 E 1st Street,
Cle Elum, WA 98922
PH: 509-656-4502

Legal Description

Installation Contractors:

Total Brand Management, LLC
DBA: TBM Signage
518 E 1st Street,
Cle Elum, WA 98922
PH: 509-656-4502

Record Owner:

Lu Lu LLC
P.O. Box 2266
Eugene, OR 97402

Tenant:

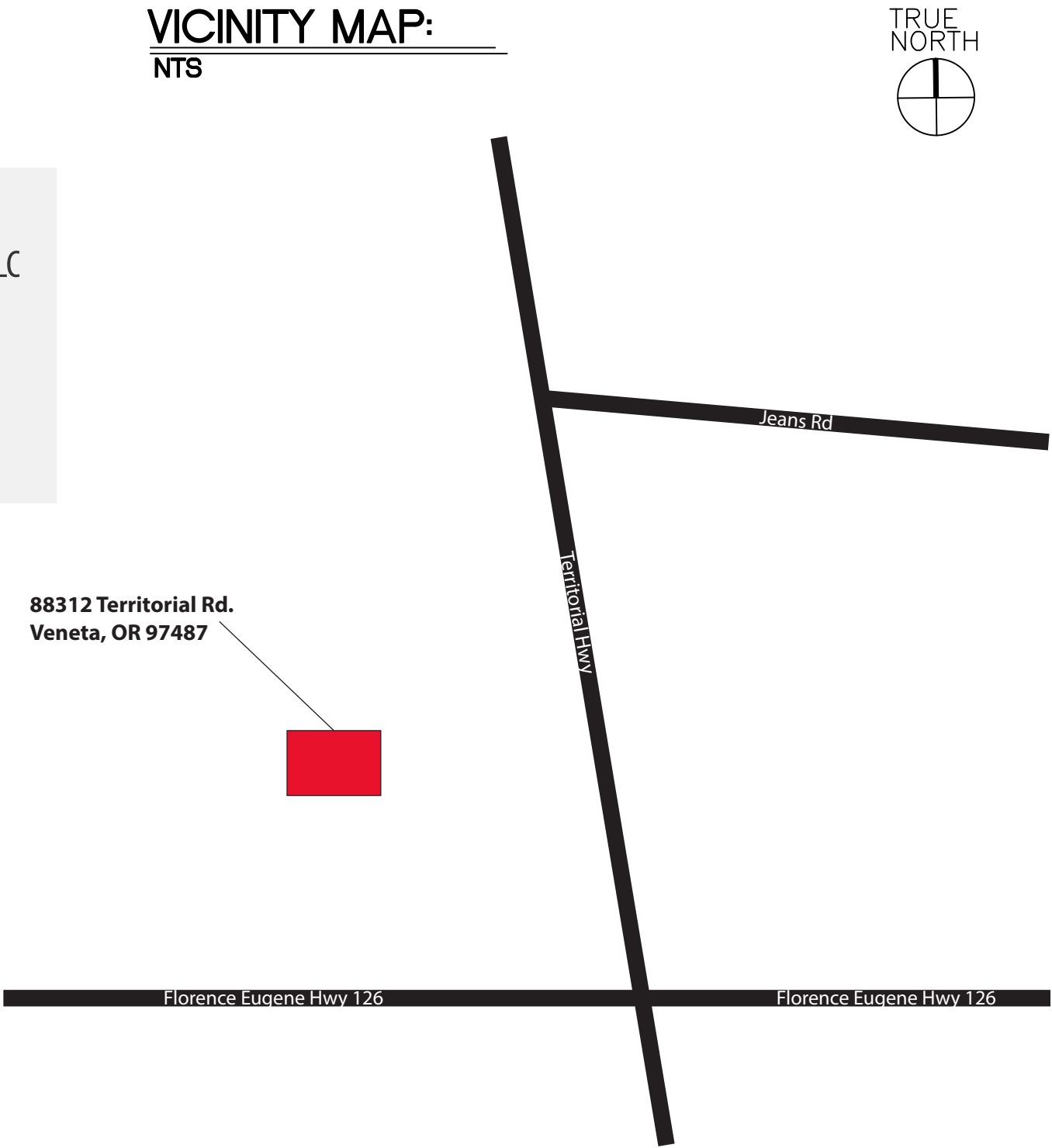
Banner Bank
P.O. Box 907
Walla Walla, WA 99362
TEL: (509) 499-9047
ATTN: Derik Grindy

Applicant:

Total Brand Management, LLC
DBA: TBM Signage
ATTN: Jim Minar
PH: 360-789-5934
Permits@totalbrandmgmt.com

VICINITY MAP:

NTS



- Project Name: Banner Bank Veneta
- Job #: BB-Veneta-ExteriorUpgrade_25-04291-V5
- Location: 88312 Territorial Rd. Veneta, OR 97487

- Date: 4/29/2025
- Date Revised: V2 4/30/2025 MMM V3 5/20/2025 MMM
V4 5/27/2025 MMM V5 5/30/2025 MMM
- Revisions Notes:

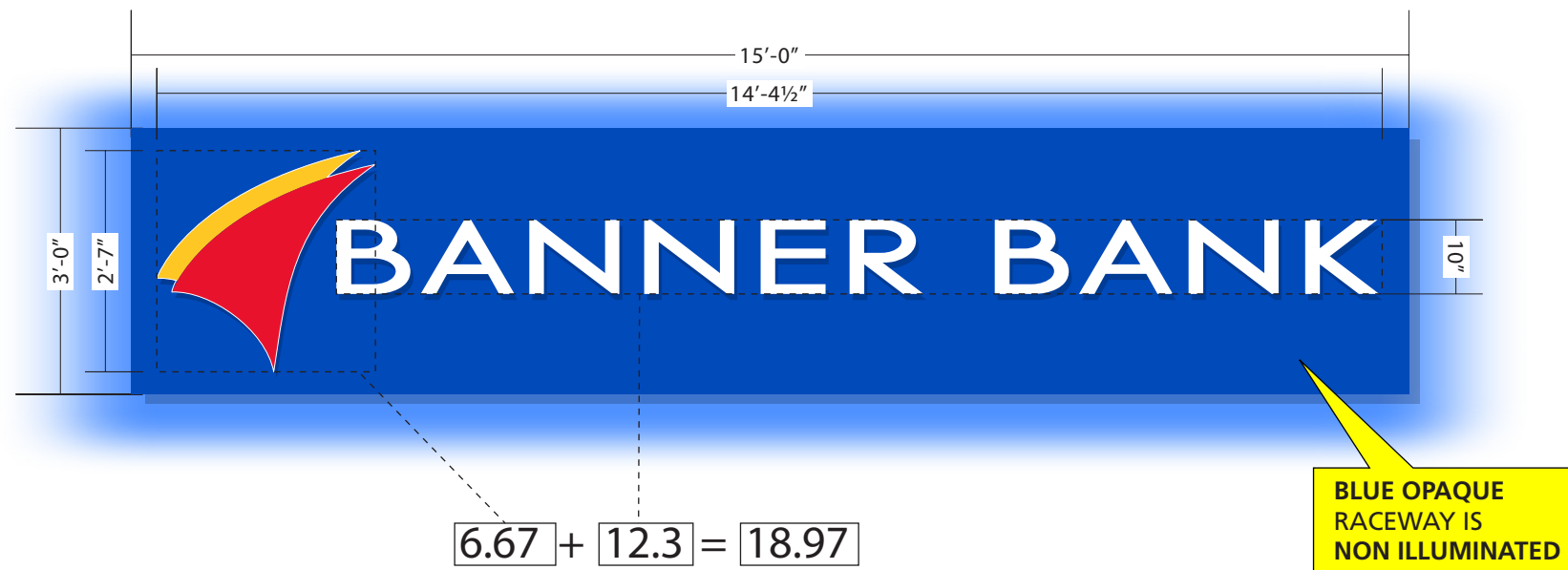
- B.B. Project #:
- File Location:
- Approval Client

- Contact: Jim Risher
- Phone: 425-766-2556
- Designer: MMM

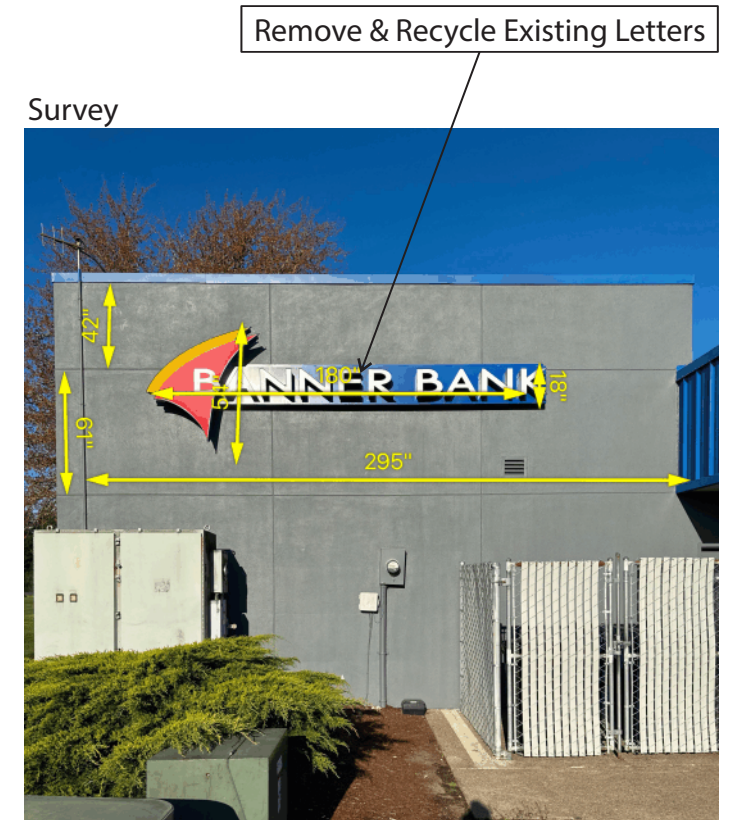


TOTAL BRAND
MANAGEMENT

1 East Channel Letter Sign



Existing Sq. Ft. 67.5
New Sq. Ft. 18.97



COLOR KEY	
	3M vinyl #3630-97 Bristol Blue (translucent) 3M vinyl #180C-17 Vivid blue (opaque) PMS #293 True Blue
	3M vinyl #3630-33 Red (translucent) 3M vinyl #180C-13 Tomato Red (opaque) PMS #185 Red
	3M vinyl #3630-25 Sunflower (translucent) 3M vinyl #180C-25 Sunflower (opaque) PMS #123 Yellow
	3M vinyl #7725-20 Matte White (opaque) 3M vinyl #3630-20 (translucent vinyl)
	Drivitt #632 A Grey Smoke Sand Pebble Finish
	3M white diffuser film 3635-70 (60% light) on clear acrylic
	3M vinyl #180C-41 Dark Gray (opaque) PMS #11 Cool Gray

Letters & Logo:
Illuminated Pan Channel Letters - 3" Deep

Returns & Backs:
Aluminum Construction

Returns & Trim Cap Colors:
Satin White Returns
3/4" or 1" White Trim Cap
(depending on letter size)

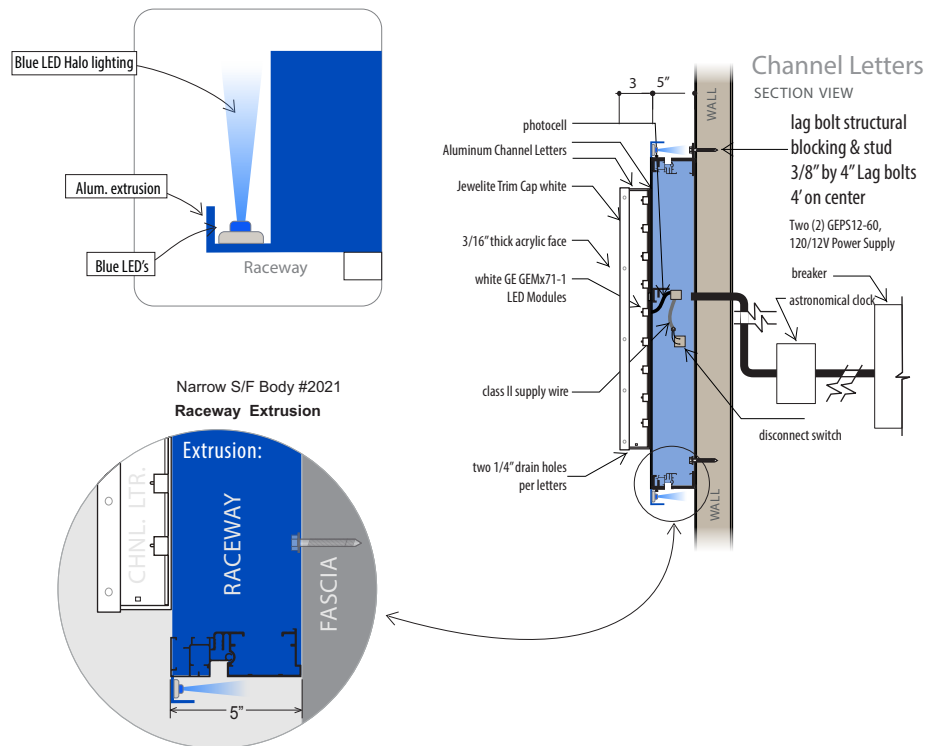
Vinyl:
Apply Red & yellow Trans. Vinyl
to Logo Element

Illumination:
White LED's

Installation:
5" Deep Fabricated Full Size
Aluminum Raceway
Painted PMS 293 True Blue

Halo Lighting:
Blue LED grid Halo illumination to surround
outer perimeter of cabinet

specifications



- Project Name: Banner Bank Veneta
- Job #: BB-Veneta-ExteriorUpgrade_25-04291-V5
- Location: 88312 Territorial Rd. Veneta, OR 97487

- Date: 4/29/2025
- Date Revised: V2 4/30/2025 MMM
- Revisions Notes:

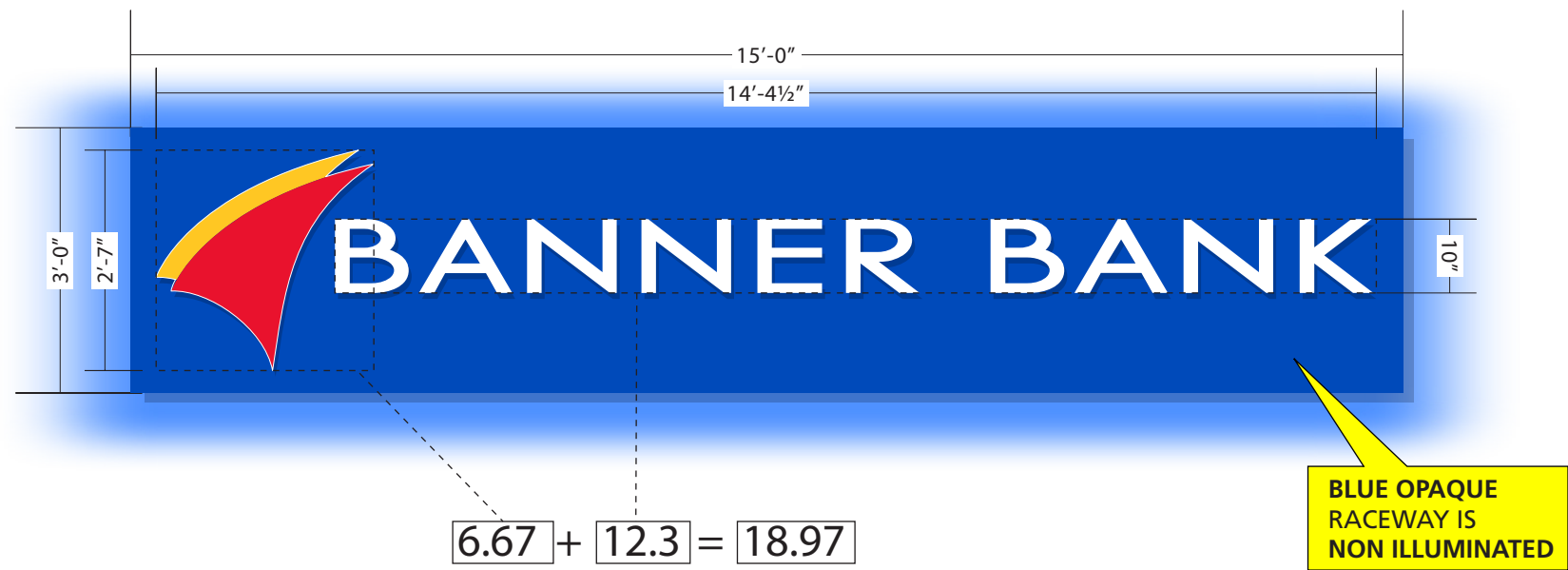
- B.B. Project #:
- File Location:
- Approval Client

- Contact: Jim Risher
- Phone: 425-766-2556
- Designer: MMM



TOTAL BRAND
MANAGEMENT

2 South Channel Letter Sign



Existing Sq. Ft. 67.5
New Sq. Ft. 18.97



COLOR KEY	
	3M vinyl #3630-97 Bristol Blue (translucent) 3M vinyl #180C-17 Vivid Blue (opaque) PMS #293 True Blue
	3M vinyl #3630-33 Red (translucent) 3M vinyl #180C-13 Tomato Red (opaque) PMS #185 Red
	3M vinyl #3630-25 Sunflower (translucent) 3M vinyl #180C-25 Sunflower (opaque) PMS #123 Yellow
	3M vinyl #7725-20 Matte White (opaque) 3M vinyl #3630-20 (translucent vinyl)
	Drivite #632 A Grey Smoke Sand Pebble Finish
	3M white diffuser film 3635-70 (60% light) on clear acrylic
	3M vinyl #180C-41 Dark Gray (opaque) PMS #11 Cool Gray

Letters & Logo:
Illuminated Pan Channel Letters - 3" Deep

Returns & Backs:
Aluminum Construction

Returns & Trim Cap Colors:
Satin White Returns
3/4" or 1" White Trim Cap
(depending on letter size)

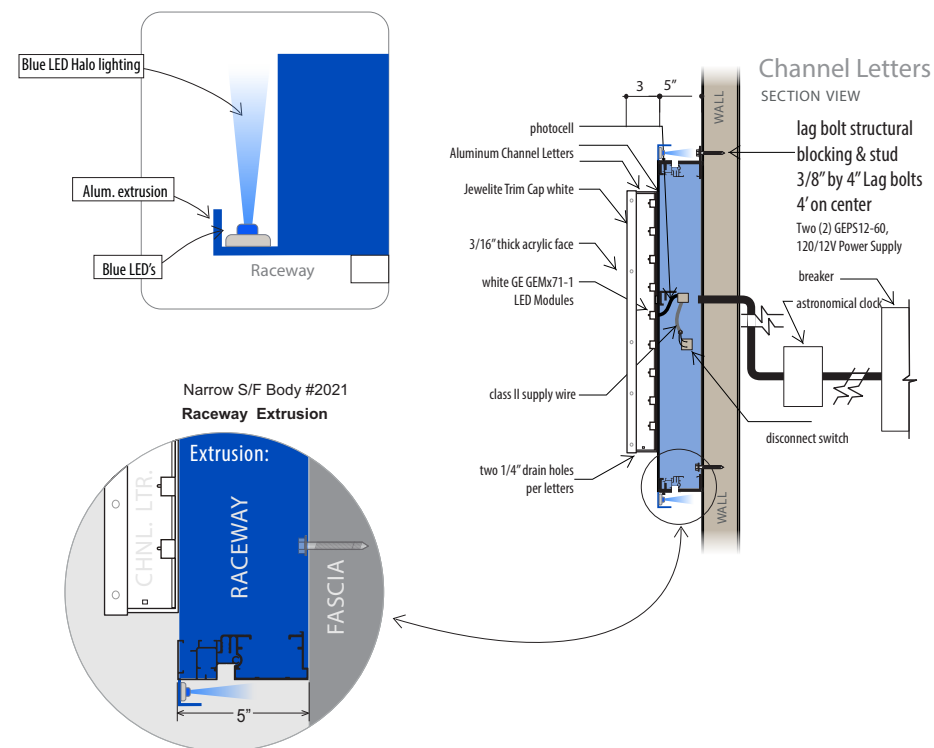
Vinyl:
Apply Red & yellow Trans. Vinyl
to Logo Element

Illumination:
White LED's

Installation:
5" Deep Fabricated Full Size
Aluminum Raceway
Painted PMS 293 True Blue

Halo Lighting:
Blue LED grid Halo illumination to surround
outer perimeter of cabinet

specifications



- Project Name: Banner Bank Veneta
- Date: 4/29/2025
- Job #: BB-Veneta-ExteriorUpgrade_25-04291-V5
- Date Revised:
- Location: 88312 Territorial Rd. Veneta, OR 97487
- Revisions Notes:

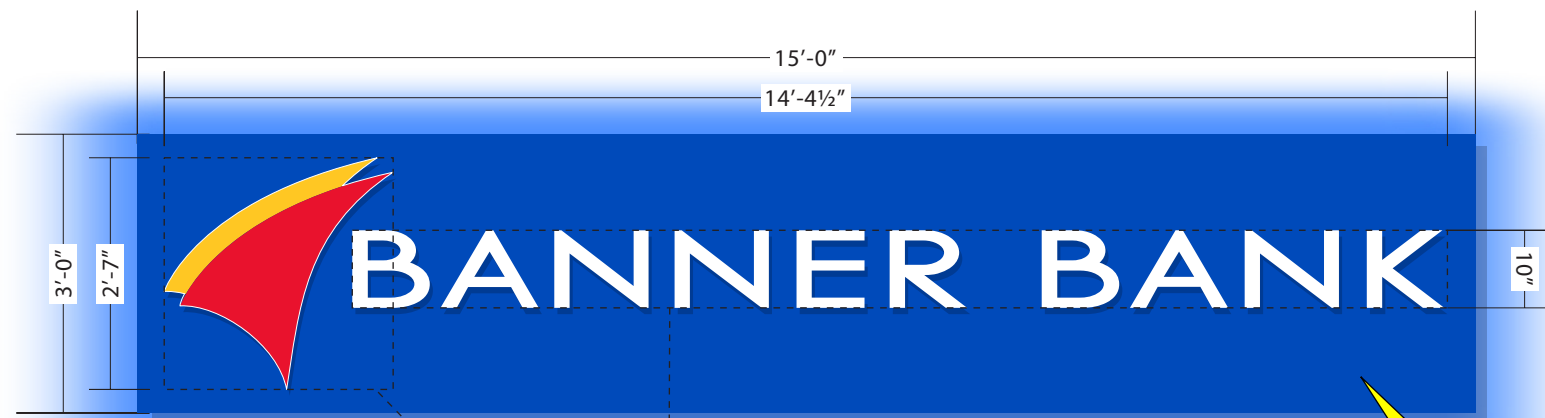
- B.B. Project #:
- File Location:
- Approval Client

- Contact: Jim Risher
- Phone: 425-766-2556
- Designer: MMM



TOTAL BRAND
MANAGEMENT

3 North Channel Letter Sign

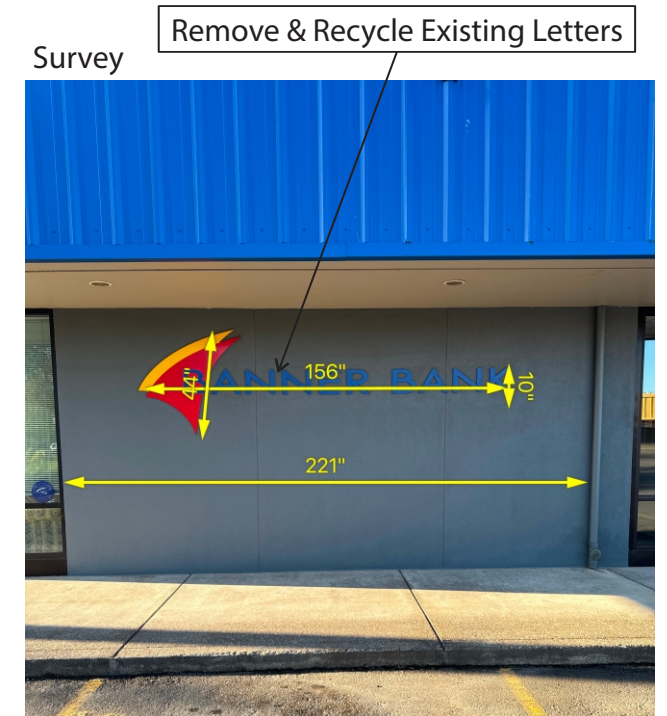


$$6.67 + 12.3 = 18.97$$

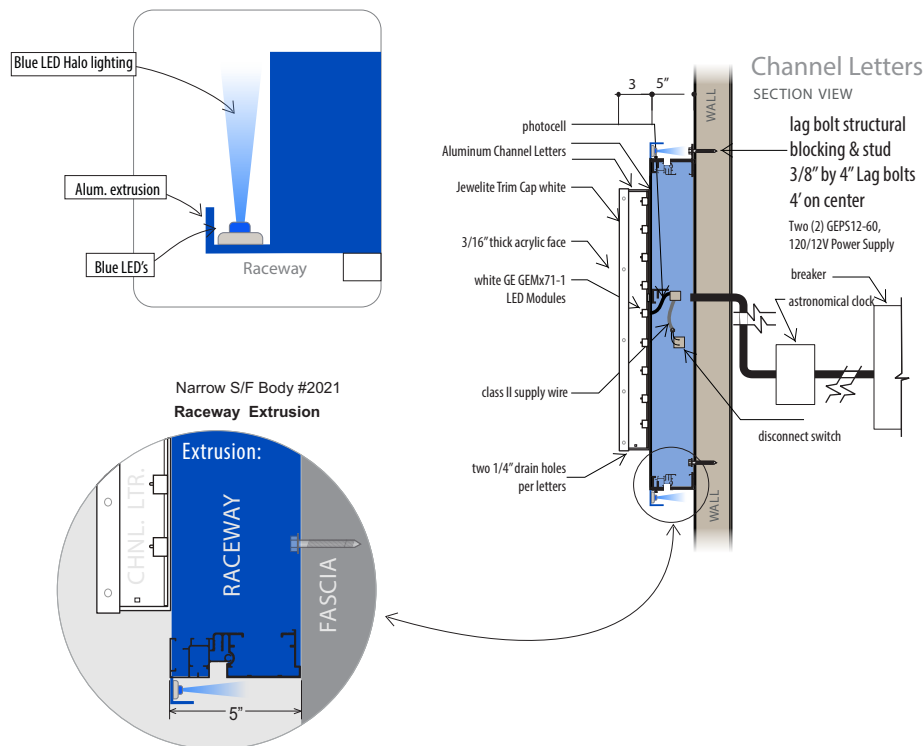
BLUE OPAQUE
RACEWAY IS
NON ILLUMINATED

Existing Sq. Ft. 47.71
New Sq. Ft. 18.97

COLOR KEY	
	3M vinyl #3630-97 Bristol Blue (translucent) 3M vinyl #180C-17 Vivid blue (opaque) PMS #293 True Blue
	3M vinyl #3630-33 Red (translucent) 3M vinyl #180C-13 Tomato Red (opaque) PMS #185 Red
	3M vinyl #3630-25 Sunflower (translucent) 3M vinyl #180C-25 Sunflower (opaque) PMS #123 Yellow
	3M vinyl #7725-20 Matte White (opaque) 3M vinyl #3630-20 (translucent vinyl)
	Drivite #632 A Grey Smoke Sand Pebble Finish
	3M white diffuser film 3635-70 (60% light) on clear acrylic
	3M vinyl #180C-41 Dark Gray (opaque) PMS #11 Cool Gray



- Letters & Logo:**
Illuminated Pan Channel Letters - 3" Deep
- Returns & Backs:**
Aluminum Construction
- Returns & Trim Cap Colors:**
Satin White Returns
3/4" or 1" White Trim Cap
(depending on letter size)
- Vinyl:**
Apply Red & yellow Trans. Vinyl
to Logo Element
- Illumination:**
White LED's
- Installation:**
5" Deep Fabricated Full Size
Aluminum Raceway
Painted PMS 293 True Blue
- Halo Lighting:**
Blue LED grid Halo illumination to surround
outer perimeter of cabinet
- specifications



- Project Name: Banner Bank Veneta
- Job #: BB-Veneta-ExteriorUpgrade_25-04291-V5
- Location: 88312 Territorial Rd. Veneta, OR 97487

- Date: 4/29/2025
- Date Revised:
- Revisions Notes:

- B.B. Project #:
- File Location:
- Approval Client

- Contact: Jim Risher
- Phone: 425-766-2556
- Designer: MMM



TOTAL BRAND
MANAGEMENT

4 Remove East Wall Sign

Remove existing sing
Paint if needed
Patch holes



- Project Name: Banner Bank Veneta
- Job #: BB-Veneta-ExteriorUpgrade_25-04291-V5
- Location: 88312 Territorial Rd. Veneta, OR 97487

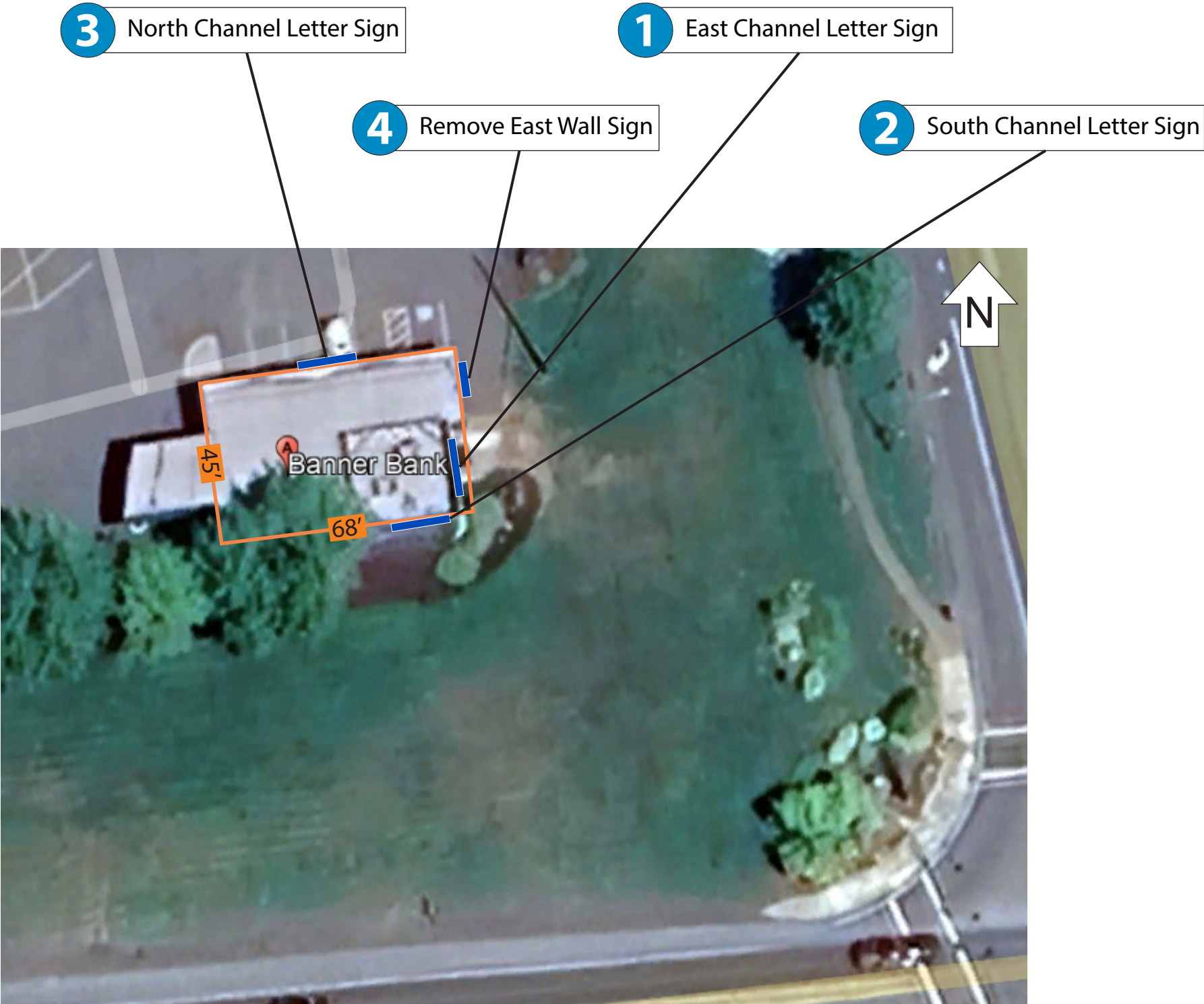
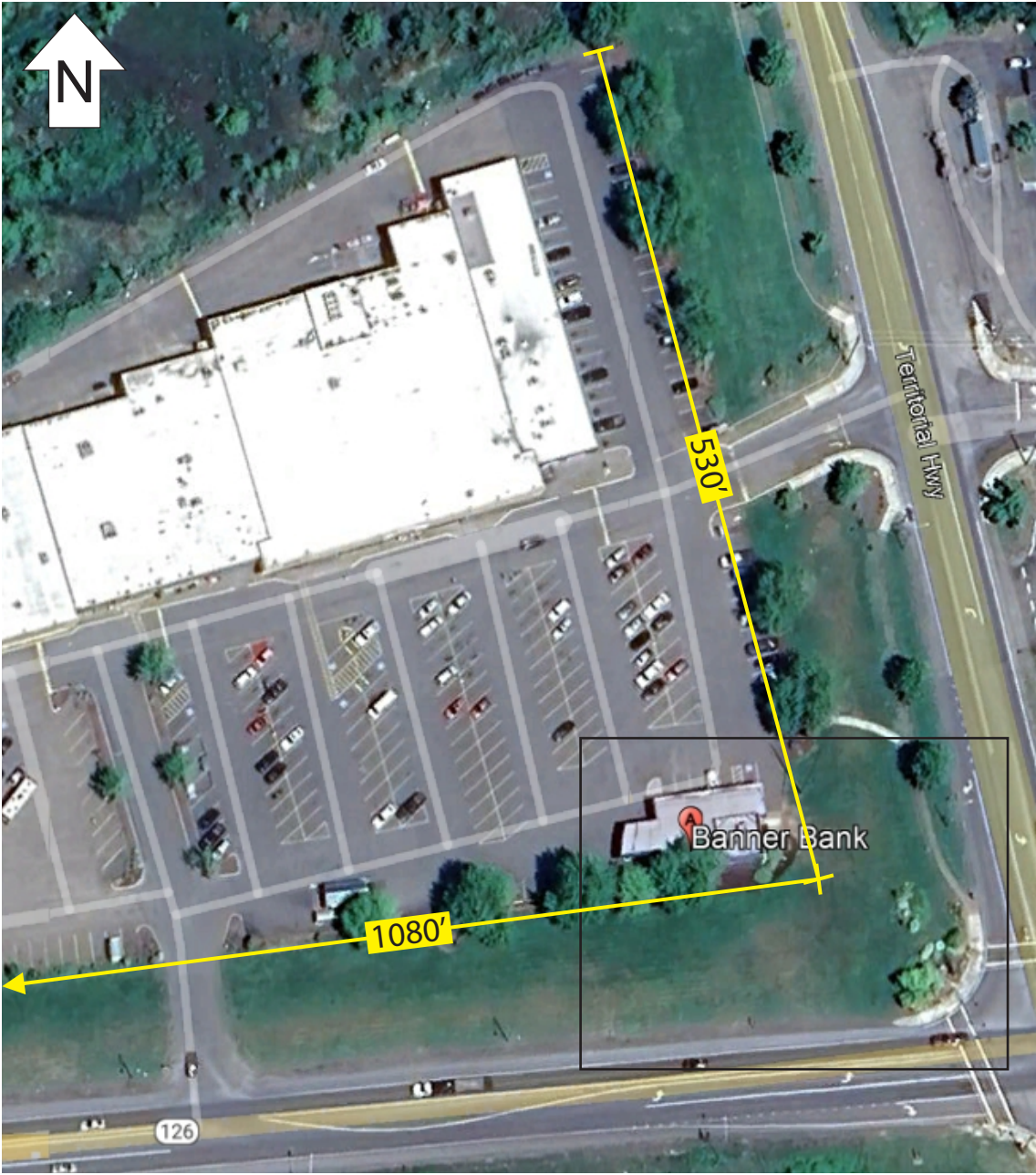
- Date: 4/29/2025
- Date Revised:
- Revisions Notes:

- B.B. Project #:
- File Location:
- Approval Client

- Contact: Jim Risher
- Phone: 425-766-2556
- Designer: MMM



TOTAL BRAND
MANAGEMENT



- Project Name: Banner Bank Veneta
- Job #: BB-Veneta-ExteriorUpgrade_25-04291-V5
- Location: 88312 Territorial Rd. Veneta, OR 97487

- Date: 4/29/2025
- Date Revised:
- Revisions Notes:

- B.B. Project #:
- File Location:
- Approval Client

- Contact: Jim Risher
- Phone: 425-766-2556
- Designer: MMM



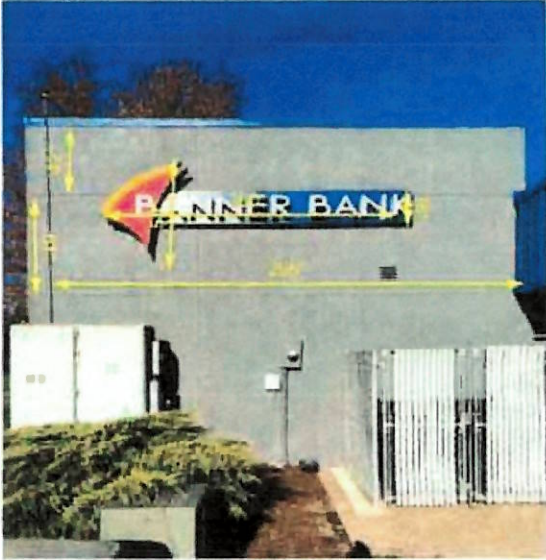
TOTAL BRAND
MANAGEMENT

1

East Channel Letter Sign

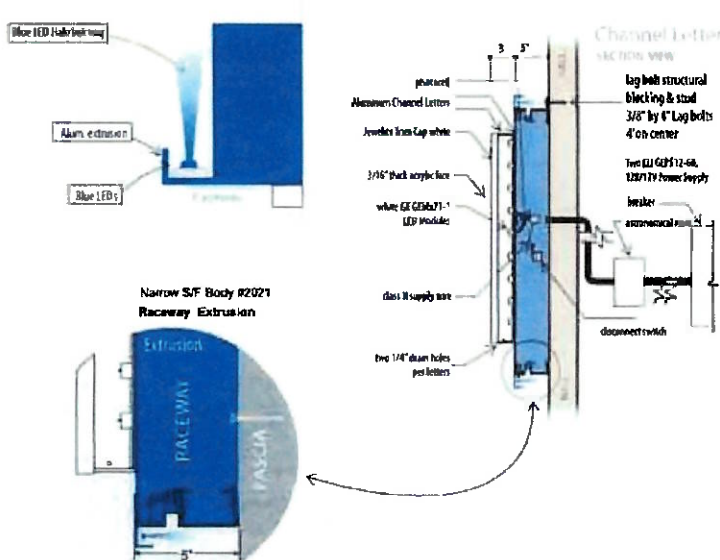


Survey



COLOR KEY	
	3M Vinyl 1329P-07 Standard Blue (100% Blue)
	3M Vinyl 1329P-07 Standard Red (100% Red)
	3M Vinyl 1329P-07 Standard Yellow (100% Yellow)
	3M Vinyl 1329P-07 Standard White (100% White)
	3M Vinyl 1329P-07 Standard Grey (100% Grey)
	3M Vinyl 1329P-07 Standard Black (100% Black)
	3M Vinyl 1329P-07 Standard Blue (100% Blue)
	3M Vinyl 1329P-07 Standard Red (100% Red)
	3M Vinyl 1329P-07 Standard Yellow (100% Yellow)
	3M Vinyl 1329P-07 Standard White (100% White)
	3M Vinyl 1329P-07 Standard Grey (100% Grey)
	3M Vinyl 1329P-07 Standard Black (100% Black)

Letters & Logo:
Illuminated Pan Channel Letters - 3" Deep
Returns & Backs:
Aluminum Construction
Returns & Trim Cap Colors:
Satin White Returns
3/4" or 1" White Trim Cap
(depending on letter size)
Vinyl:
Apply Red & yellow Trans. Vinyl
to logo Element
Illumination:
White LED's
Installation:
5" Deep Fabricated Full Size
Aluminum Raceway
Painted PMS 293 True Blue
Halo Lighting:
Blue LED grid Halo illumination to surround
outer perimeter of cabinet



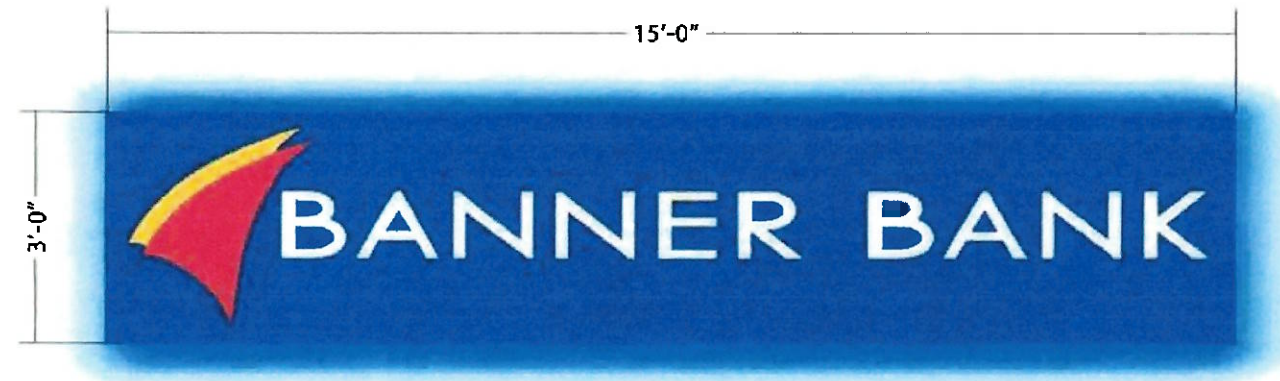
- Project Name: Banner Bank Veneta
- Date: 4/29/2025
- Job #: BB-Veneta-ExteriorUpgrade_25-04291-V2
- Date Revised: V2 4/30/2025 MMM
- Location: 88312 Territorial Rd. Veneta, OR 97487
- Revisions Notes:

- B.B. Project #:
- Contact: Jim Risher
- File Location:
- Phone: 425-766-2556
- Approval Client:
- Designer: MMM

LANDLORD APPROVAL
DATE 6-2-25



2 South Channel Letter Sign

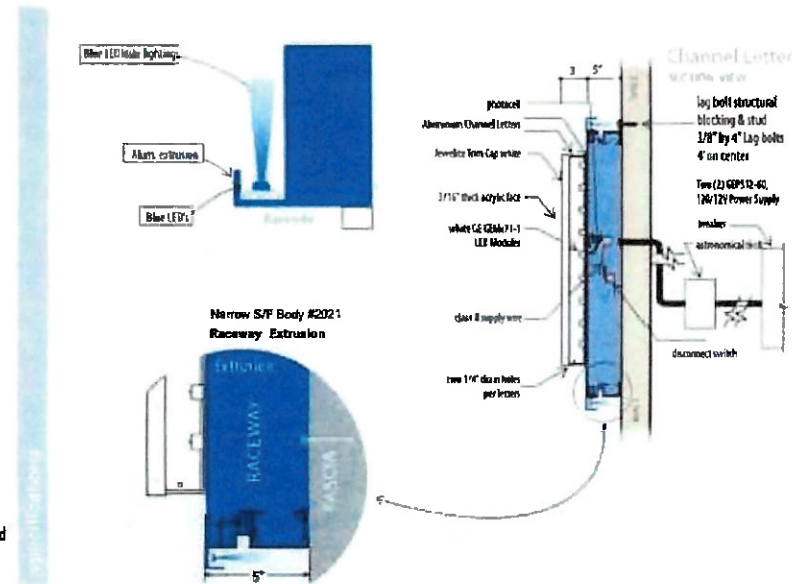


Survey



Color Key	
	3M vinyl 6349-77 Blue (Standard)
	3M vinyl 6349-77 Red (Standard)
	3M vinyl 6349-77 Yellow (Standard)
	3M vinyl 6349-77 White (Standard)
	3M vinyl 6349-77 Grey (Standard)
	3M vinyl 6349-77 Black (Standard)
	3M vinyl 6349-77 Blue (Standard)
	3M vinyl 6349-77 Red (Standard)
	3M vinyl 6349-77 Yellow (Standard)
	3M vinyl 6349-77 White (Standard)
	3M vinyl 6349-77 Grey (Standard)
	3M vinyl 6349-77 Black (Standard)

Letters & Logo:
Illuminated Pin Channel Letters - 3" Deep
Returns & Backs:
Aluminum Construction
Returns & Trim Cap Colors:
Satin White Returns
3/4" or 1" White Trim Cap
(depending on letter size)
Vinyl:
Apply Red & yellow Trans. Vinyl
to Logo Blenmt
Illumination:
White LED's
Installation:
5" Deep Fabricated Full Size
Aluminum Raceway
Painted PMS 793 True Blue
Halo Lighting:
Blue LED grid halo illumination to surround
outer perimeter of cabinet



- Project Name: Banner Bank Veneta
- Job #: BB-Veneta-ExteriorUpgrade_25-04291-V2
- Location: 88312 Territorial Rd. Veneta, OR 97487

- Date: 4/29/2025
- Date Revised:
- Revisions Notes:

- B.B. Project #:
- File Location:
- Approval Client: *J.P. H...*
- Contact: Jim Risher
- Phone: 425-766-2556
- Designer: MMM

LANDLORD APPROVAL

DATE

6.2.25

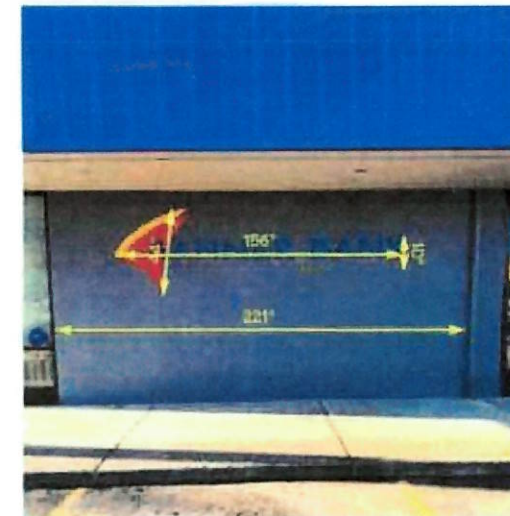


TOTAL BRAND
MANAGEMENT

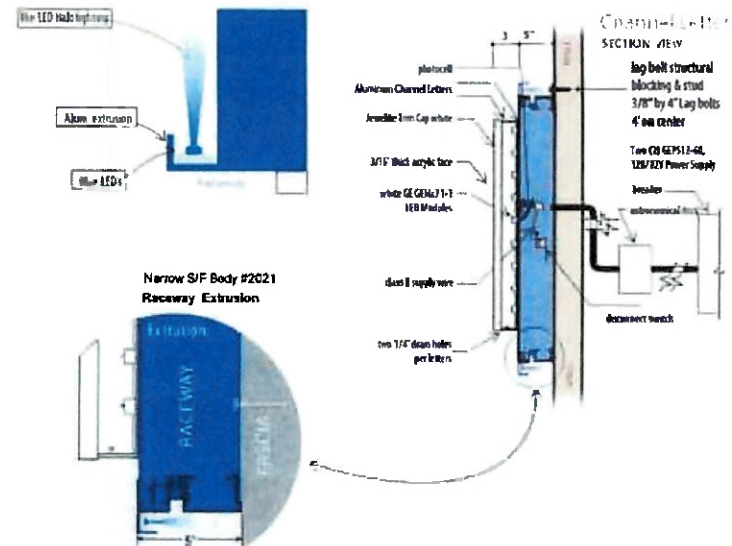
3 North Channel Letter Sign



COLOR KEY	
	100 vinyl (123P-27) Red Red Blue (translucent)
	100 vinyl (123P-27) Red Red Blue (translucent)
	100 vinyl (123P-27) Red Red Blue (translucent)
	100 vinyl (123P-27) Red Red Blue (translucent)
	100 vinyl (123P-27) Red Red Blue (translucent)
	100 vinyl (123P-27) Red Red Blue (translucent)



Letters & Logo:
 Illuminated Part Channel Letters - 3" Deep
Returns & Backs:
 Aluminum Construction
Returns & Trim Cap Colors:
 Satin White Returns
 3/4" or 1" White Trim Cap
 (depending on letter size)
Vinyl:
 Apply Red & yellow Trans. Vinyl
 to Logo Element
Illumination:
 White LED's
Installation:
 5" Deep Fabricated Full Size
 Aluminum Raceway
 Painted PMS 293 True Blue
Halo Lighting:
 Blue LED grid Halo illumination to surround
 outer perimeter of cabinet



- Project Name: Banner Bank Veneta
- Job #: BB-Veneta-ExteriorUpgrade_25-04291-V2
- Location: 88312 Territorial Rd. Veneta, OR 97487

- Date: 4/29/2025
- Date Revised:
- Revisions Notes:

- B.B. Project #:
- File Location:
- Approval Client:
- Contact: Jim Risher
- Phone: 425-766-2556
- Designer: MMM

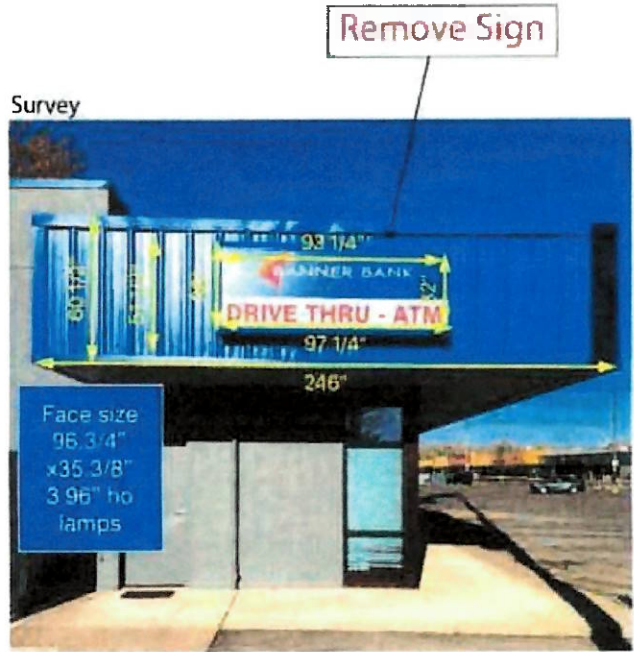
LANDLORD APPROVAL
 DATE 6.2.25



**TOTAL BRAND
MANAGEMENT**

4 Reface East Wall Sign

Remove existing sing
Paint if needed



- Project Name: Banner Bank Veneta
- Date: 4/29/2025
- Job #: BB-Veneta-ExteriorUpgrade_25-04291-V2
- Date Revised:
- Location: 88312 Territorial Rd. Veneta, OR 97487
- Revisions Notes:

- B.B. Project #:
- Contact: Jim Risher
- File Location:
- Phone: 425-766-2556
- Approval Client: *J. Risher*
- Designer: MMM

LANDLORD APPROVAL
DATE



5 Reface West Wall Sign



Face:

White Lexan or Acrylic

Vinyl:

Apply First Surface to Acrylic/Lexan Face

Translucent Blue Vinyl Background

Illumination:

Internally Illuminated white LED's

Cabinet:

Extruded aluminum cabinet painted blue

COLOR KEY	
	340 Vinyl F74.00-C2 Brushed Blue (Translucent)
	340 Vinyl F74.00-C2 Brushed Blue (Translucent)
	340 Vinyl F74.00-C2 Brushed Blue (Translucent)
	340 Vinyl F74.00-C2 Brushed Blue (Translucent)
	340 Vinyl F74.00-C2 Brushed Blue (Translucent)
	340 Vinyl F74.00-C2 Brushed Blue (Translucent)
	340 Vinyl F74.00-C2 Brushed Blue (Translucent)

Survey



- Project Name: Banner Bank Veneta
- Date: 4/29/2025
- Job #: BB-Veneta-ExteriorUpgrade_25-04291-V2
- Date Revised:
- Location: 88312 Territorial Rd. Veneta, OR 97487
- Revisions Notes:

LANDLORD APPROVAL

B.B. Project #

File Location:

Approval Client

Contact: Jim Risher

Phone: 425-766-2536

Designer: MMM

PAGE 5 OF 7



TOTAL BRAND
MANAGEMENT

6 Drive Thru Signs



Face Material:
1/8" Smoked
Polycarbonate(S109)
Illumination:
TCL LED
LED Viewing Angle:
Wide Angle LEDs
Cabinet:
TCL 2.5"
5 Year Warranty

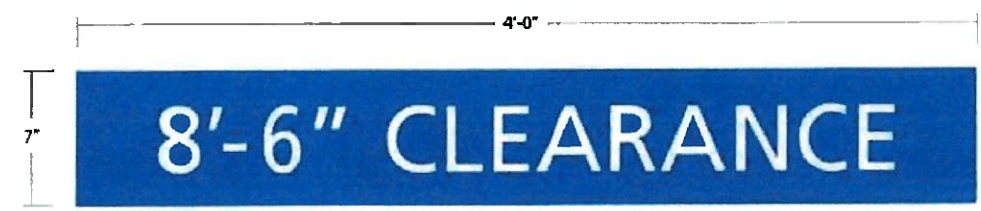
Input Voltage:
120-277 VAC
UL/cUL Listed:
Wet Locations
Finish:
Duranodic Bronze

Outdoor Blank-out LED Direct-view Sign
PRODUCT ID: 12969



Face Material:
1/8" Smoked
Polycarbonate(S109)
Illumination:
TCL LED
LED Viewing Angle:
Wide Angle LEDs
Cabinet:
TCL 2.5"
5 Year Warranty

Input Voltage:
120-277 VAC
UL/cUL Listed:
Wet Locations
Finish:
Duranodic Bronze



Non-Illuminated Clearance Sign
.125 Aluminum Panel
Paint Banner Bank True Blue PMS 293
White vinyl letters
Font: frutiger 55 Pro

color key to match

COLOR KEY	
	3M vinyl # 180C-17 Vivid Blue (opaque)
	3M vinyl #7725 Matte White (opaque)



- Project Name: Banner Bank Veneta
- Date: 4/29/2025
- Job #: BB-Veneta-ExteriorUpgrade_25-04291-V2
- Date Revised:
- Location: 88312 Territorial Rd. Veneta, OR 97487
- Revisions Notes:

- B.B. Project #:
- Contact: Jim Risher
- File Location:
- Phone: 425-766 2556
- Approval Client:
- Designer: MMM

LANDLORD APPROVAL
DATE 6-2-25



TOTAL BRAND
MANAGEMENT

7 Site Plan



- Project Name: Banner Bank Veneta
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- Date: 4/29/2025
- Date Revised:
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- B.B. Project #:
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- Approval Client:
- Contact: Jim Risher
- Phone: 425-766-2556
- Designer: MMM

LANDLORD APPROVAL

J. P. H. Risher
DATE 6.2.25



**TOTAL BRAND
MANAGEMENT**