



APPROVED 06-03-2025 Sign Permit Application

PO Box 458 * Veneta, OR 97487 * 541-935-2191 * 541-935-1838 * www.VenetaOregon.gov

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 <input checked="" type="checkbox"/>	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)

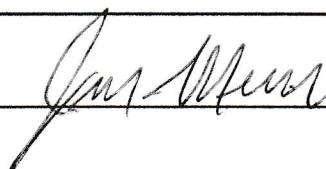
If property is visible from a state highway a permit from the Oregon Department of Transportation (ODOT) may be required in addition to any city permits. Please contact ODOT for sign requirements (Marie Kennedy, P.E - State Sign Engineer, Phone: 503-986-4013 or website: <https://www.oregon.gov/ODOT/Engineering/Pages/Signing.aspx>.

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  Digital signature information: 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

APN#**Legal Description****Manufacturer:**

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

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:

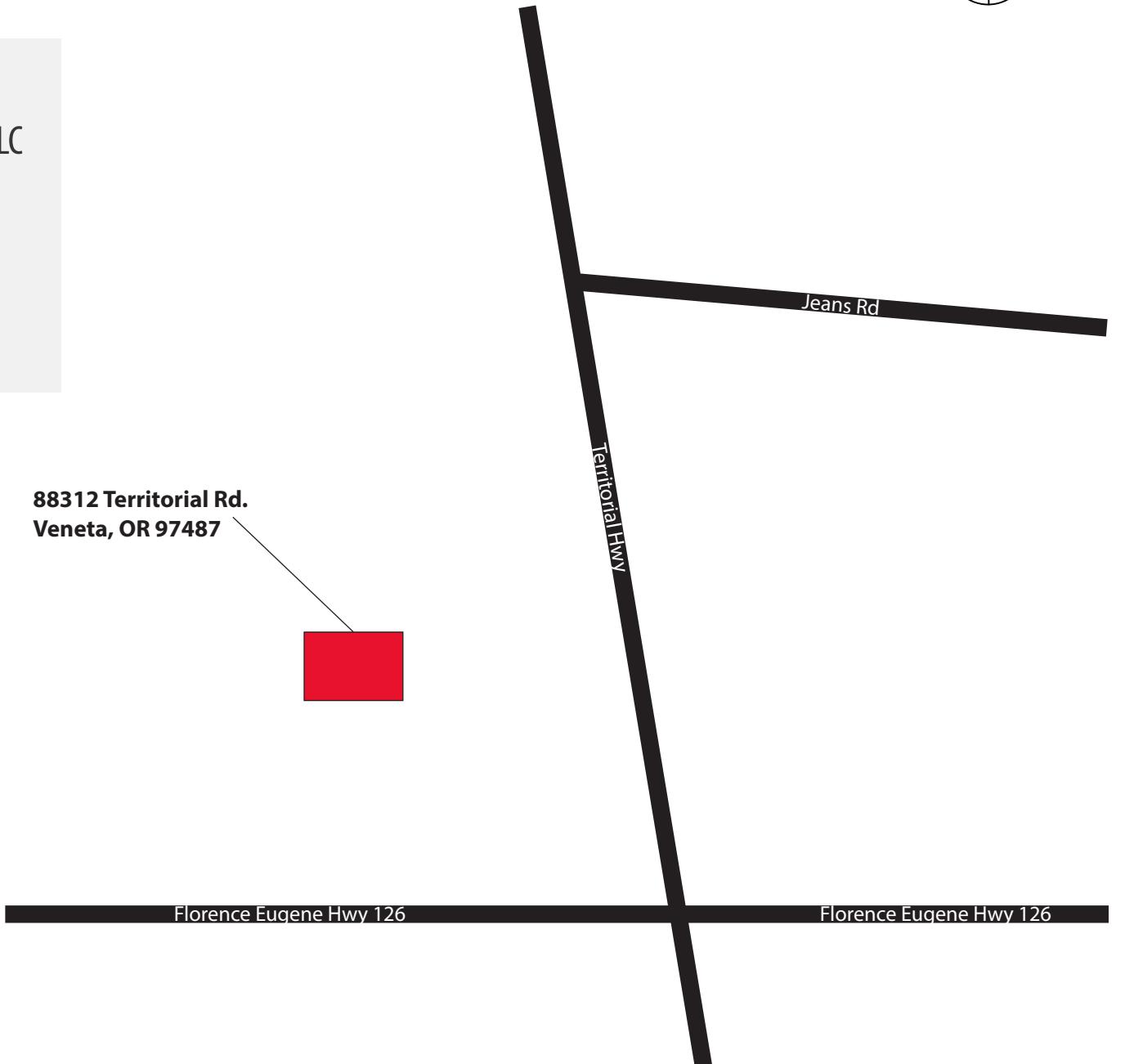
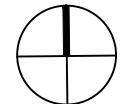
Banner Bank
P.O. Box 907
Walla Walla, WA 99362
TEL: (509) 499-9047
ATTN: Derik Grindy

Applicant:

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

VICINITY MAP:

NTS

TRUE
NORTH

- 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

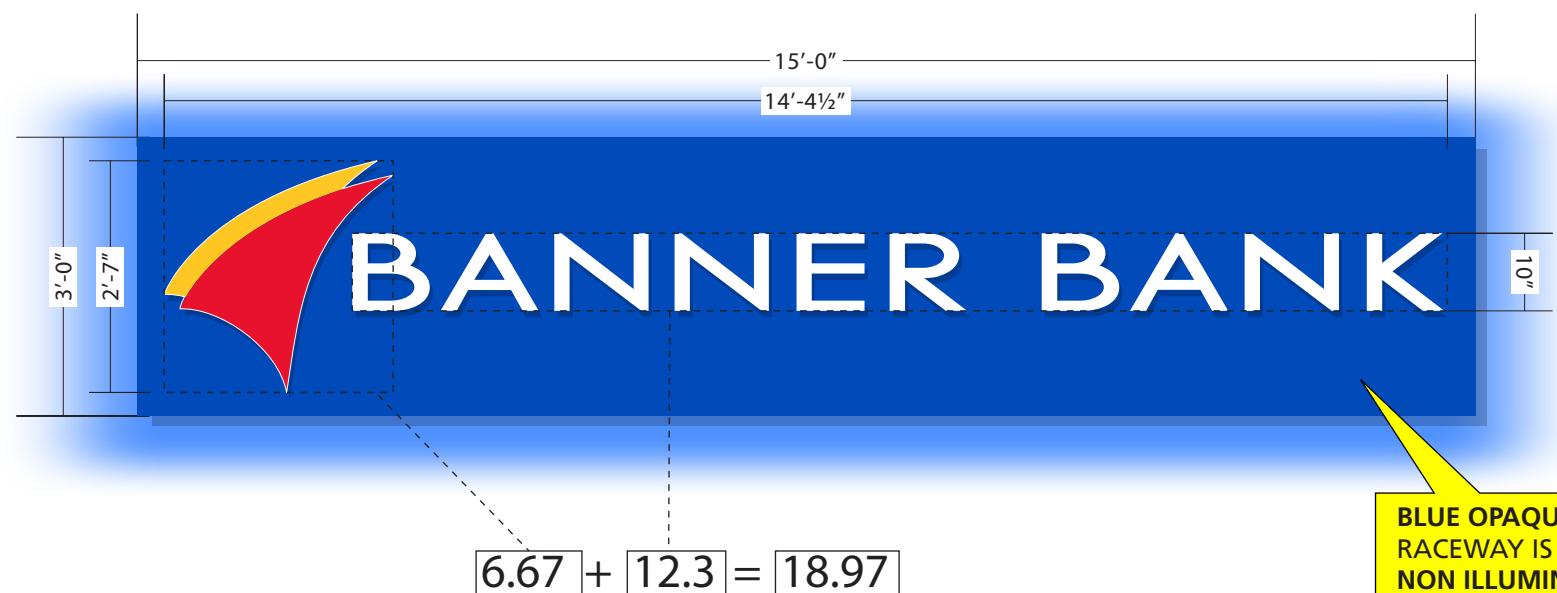
- Contact: Jim Risher

- Phone: 425-766-2556

- Designer: MMM

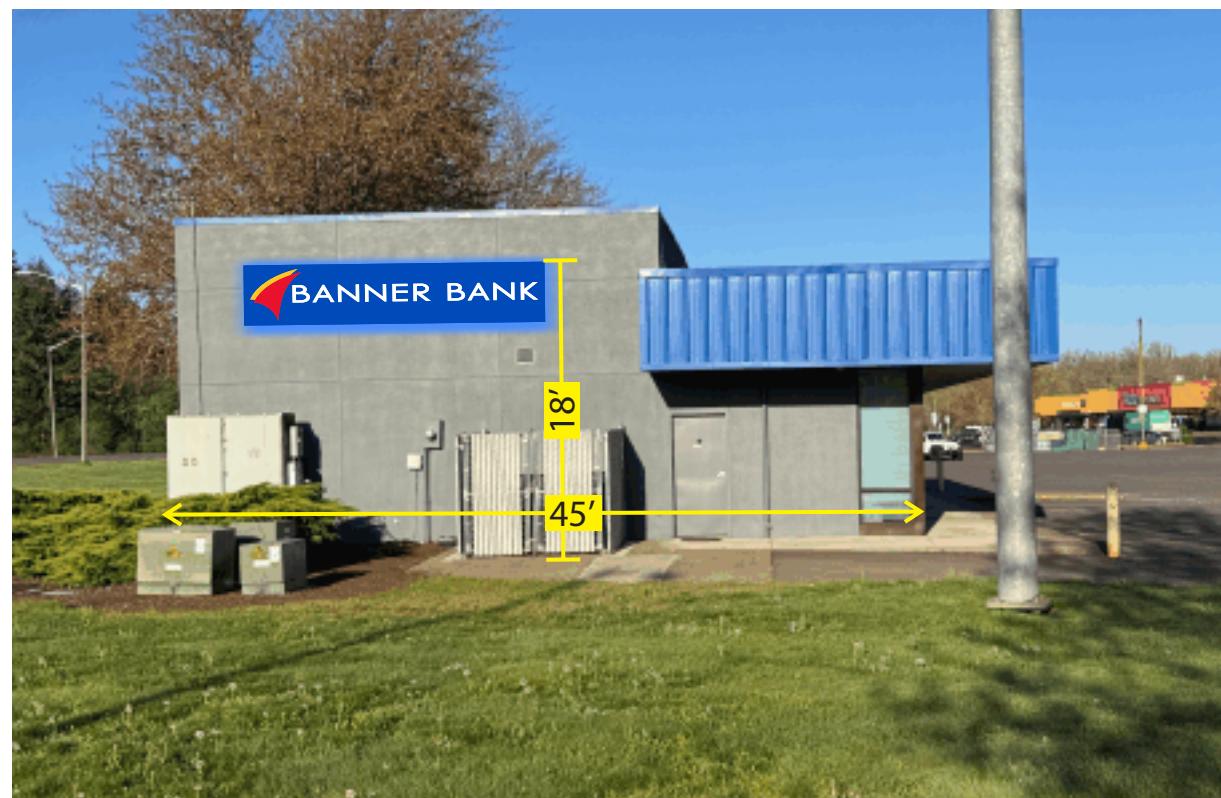
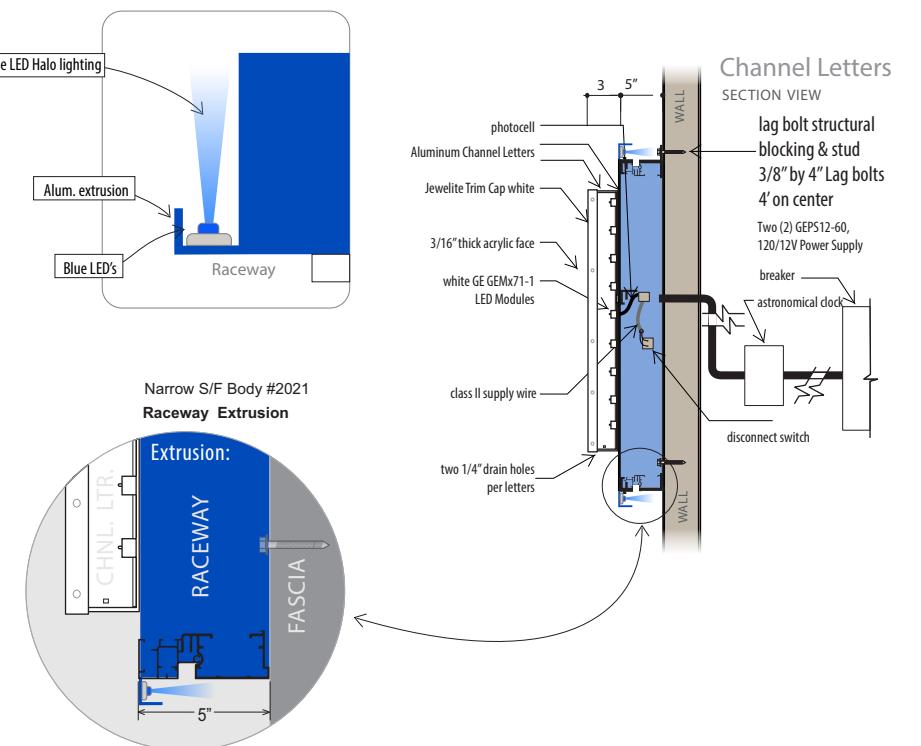
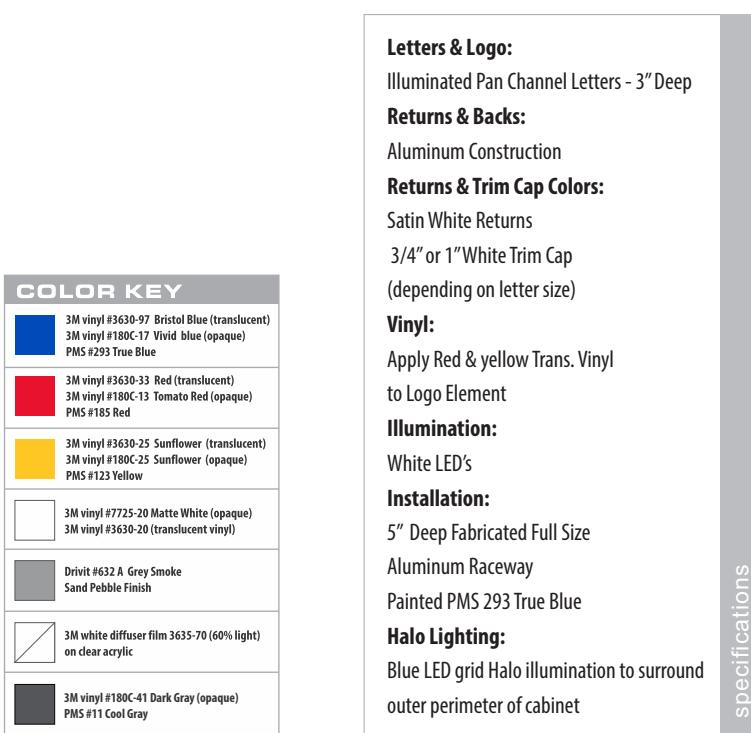
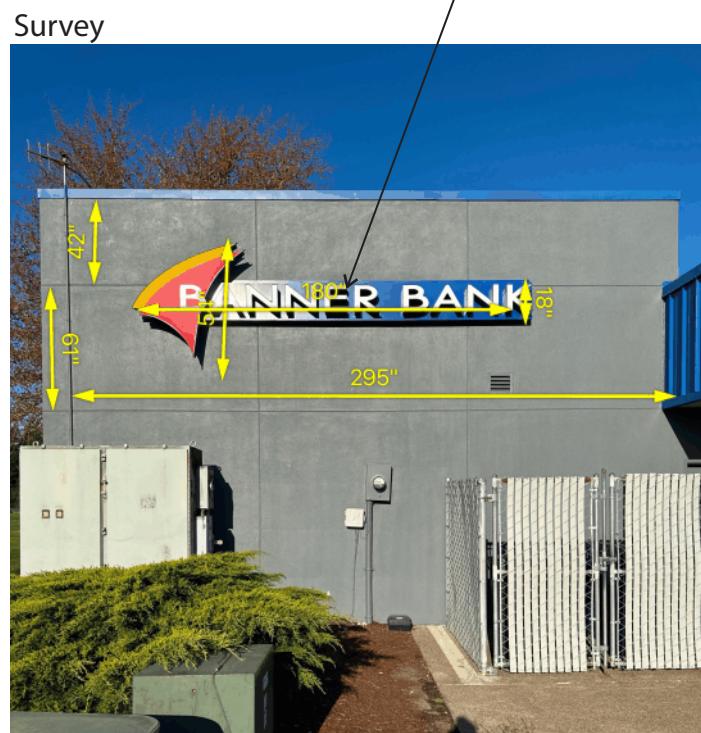
1

East Channel Letter Sign



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

Remove & Recycle Existing Letters



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

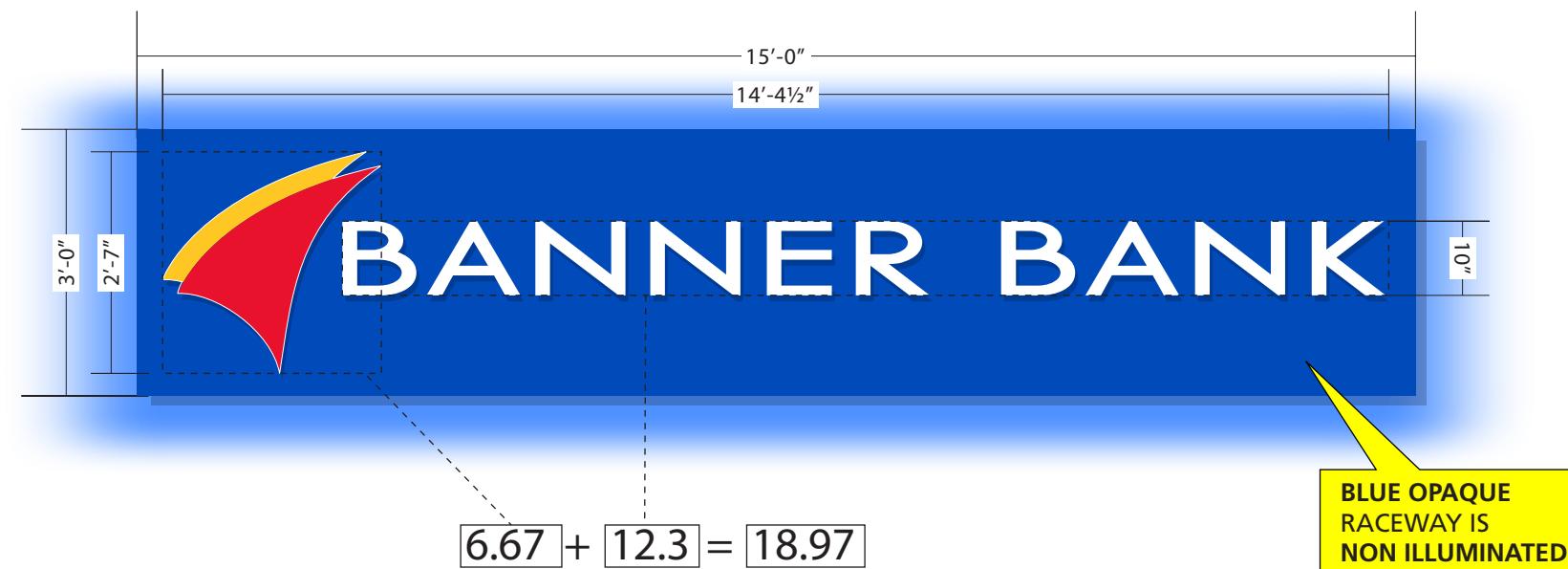
- Date: 4/29/2025
- Date Revised: V2 4/30/2025 MMM
- Revisions Notes:

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

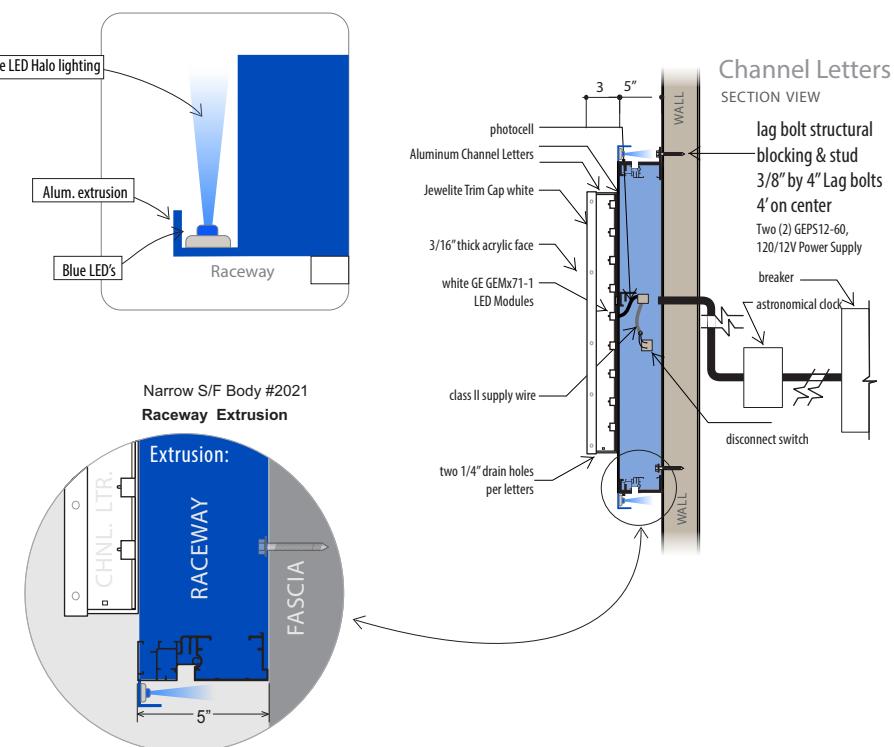
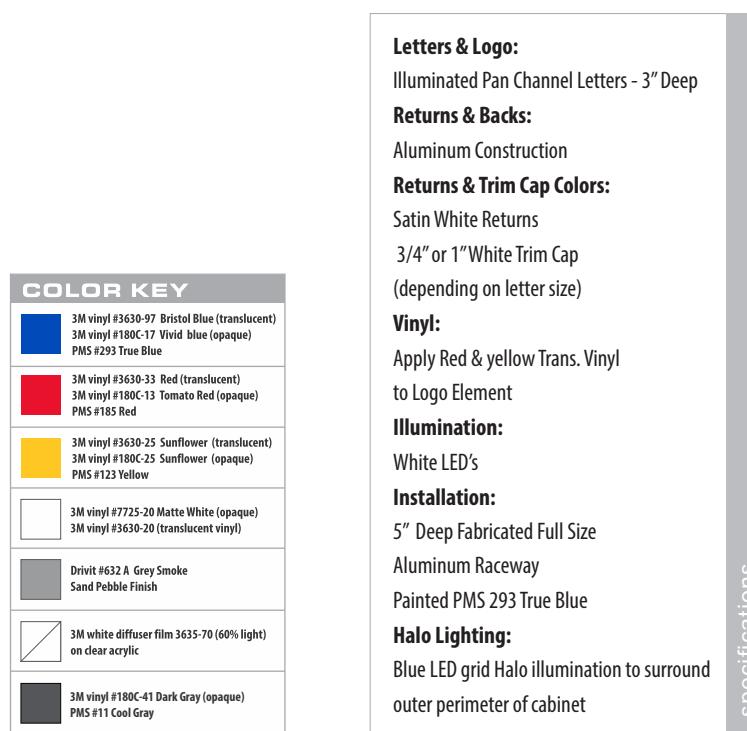
- Contact: Jim Risher
- Phone: 425-766-2556
- Designer: MMM



**TOTAL BRAND
MANAGEMENT**



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



- Project Name: Banner Bank Veneta
- Date: 4/29/2025
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- Date Revised:
- Revisions Notes:

- B.B. Project #:
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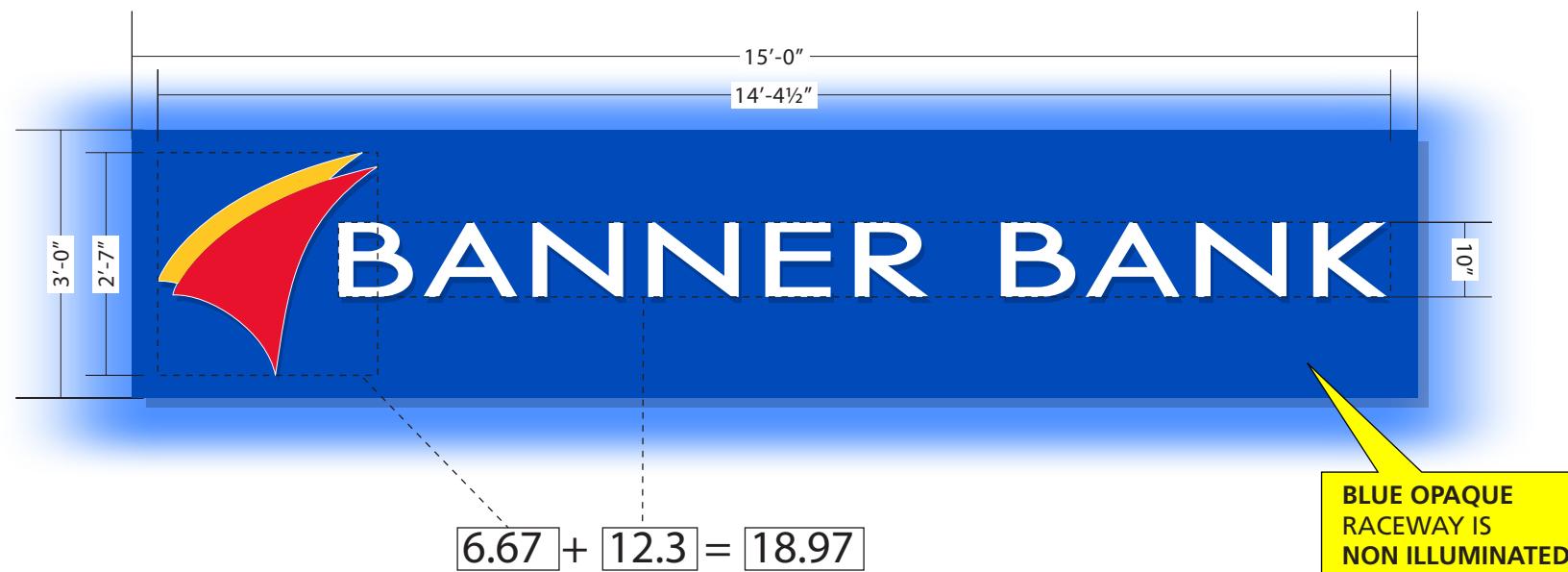
- Contact: Jim Risher
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**TOTAL BRAND
MANAGEMENT**

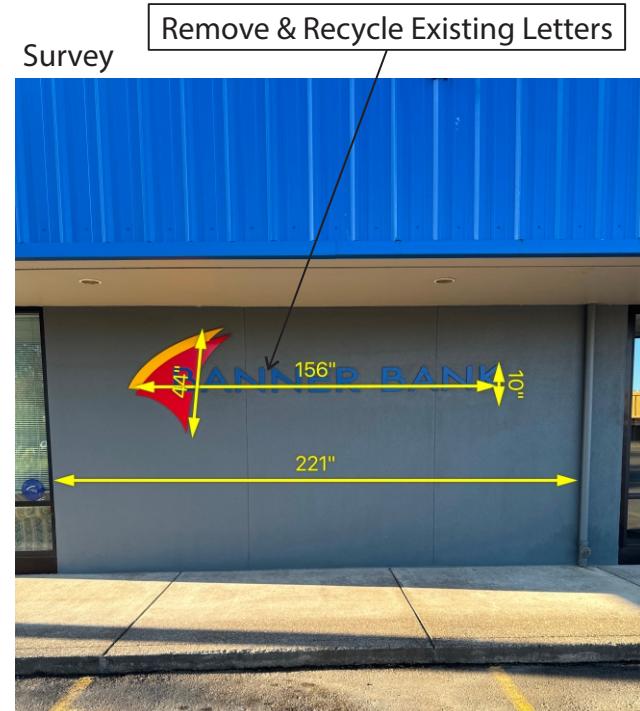
3

North Channel Letter Sign

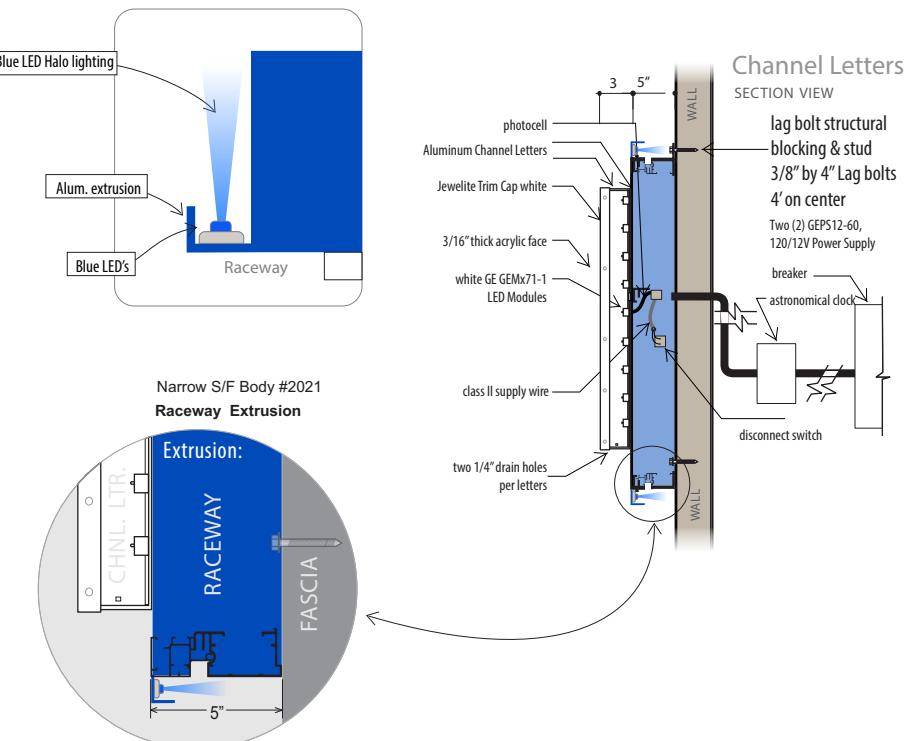


Existing Sq. Ft. 47.71
New Sq. Ft. 18.97

COLOR KEY	
3M vinyl #3630-97 Bristol Blue (translucent)	3M vinyl #180C-17 Vivid blue (opaque)
3M vinyl #293 True Blue	PMS #185 Red
3M vinyl #3630-33 Red (translucent)	3M vinyl #180C-13 Tomato Red (opaque)
3M vinyl #180C-25 Sunflower (translucent)	PMS #123 Yellow
3M vinyl #7725-20 Matte White (opaque)	3M vinyl #3630-20 (translucent vinyl)
Drivit #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



specifications	
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	

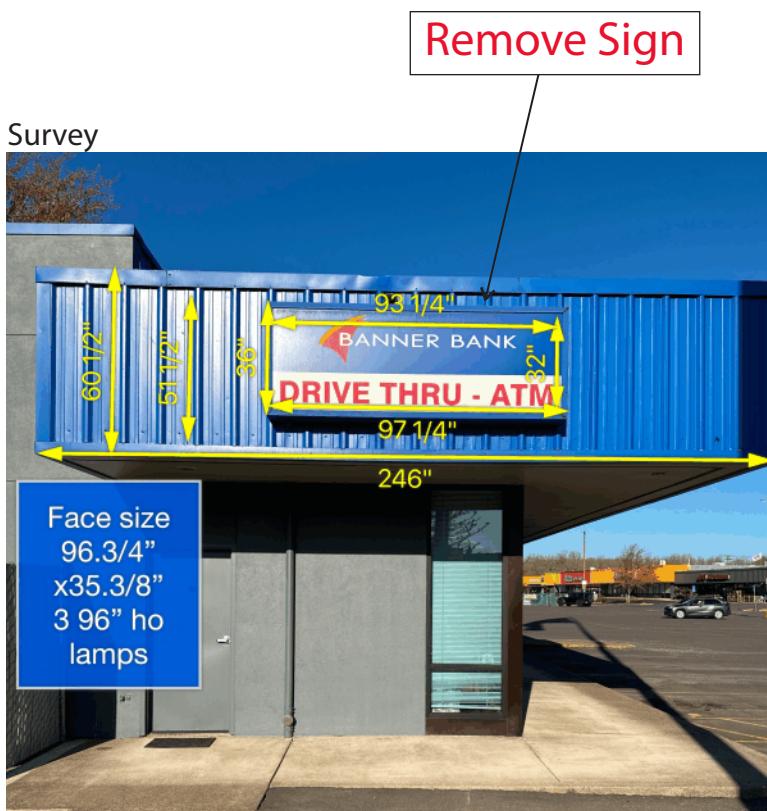


- Project Name: Banner Bank Veneta
- Date: 4/29/2025
- Job #: BB-Veneta-ExteriorUpgrade_25-04291-V5
- Date Revised:
- Revisions Notes:

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

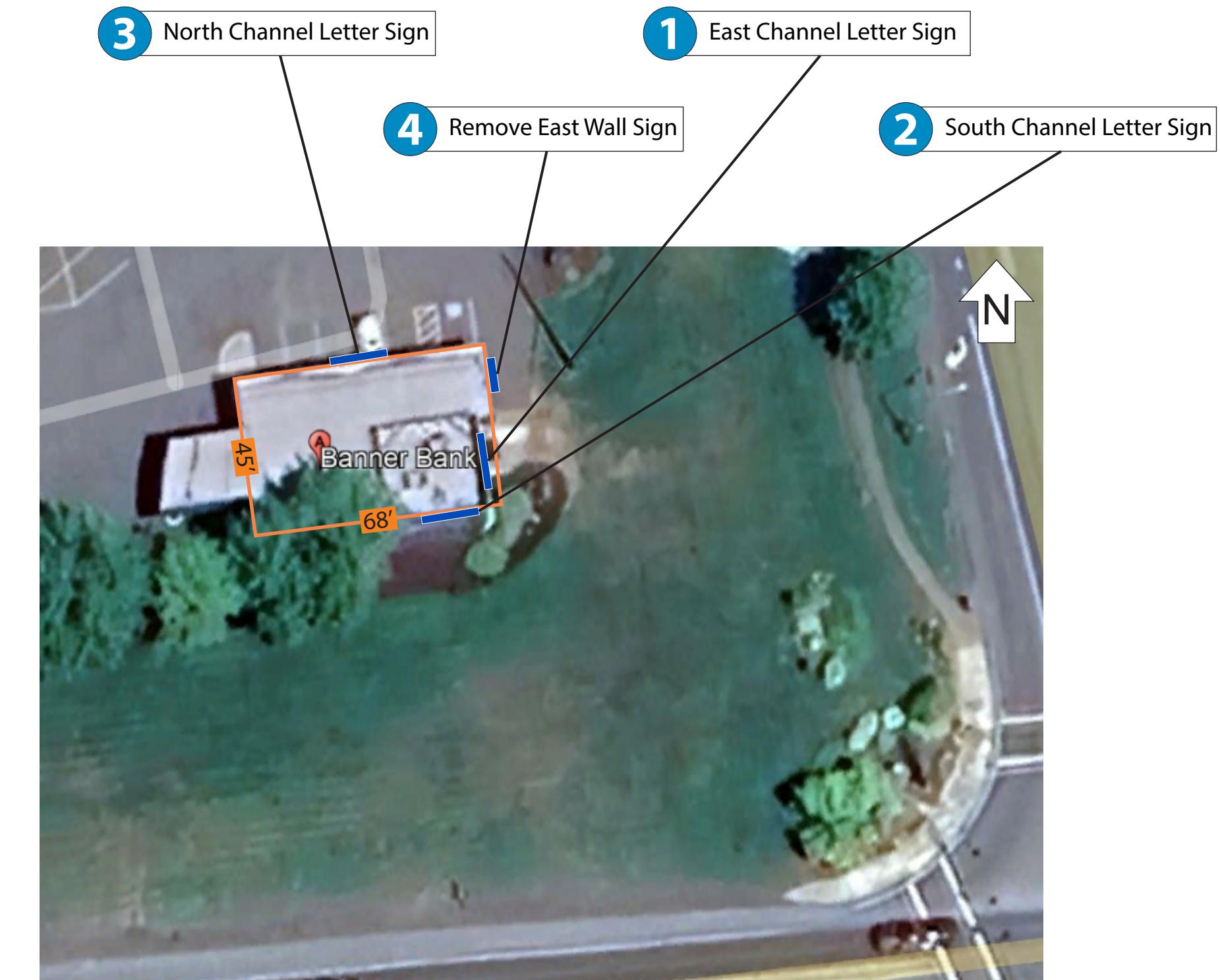
- Contact: Jim Risher
- Phone: 425-766-2556
- Designer: MMM

Remove existing sing
Paint if needed
Patch holes



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

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

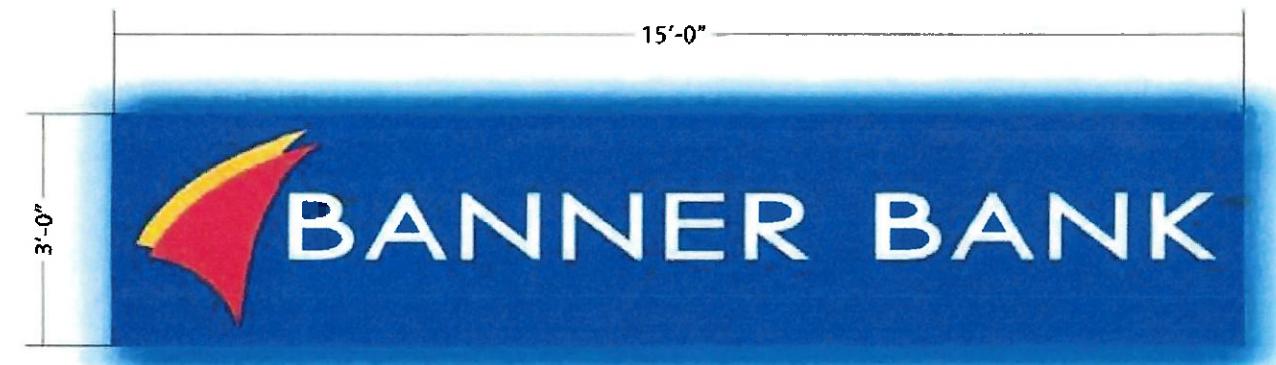


- Project Name: Banner Bank Veneta
- Date: 4/29/2025
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- Date Revised:
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- Location: 88312 Territorial Rd. Veneta, OR 97487

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

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

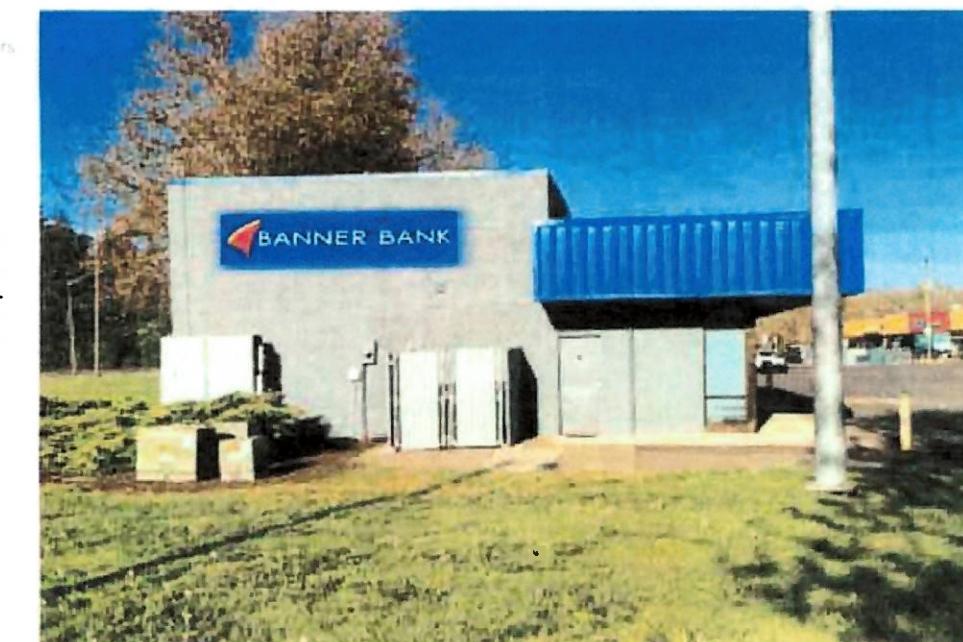
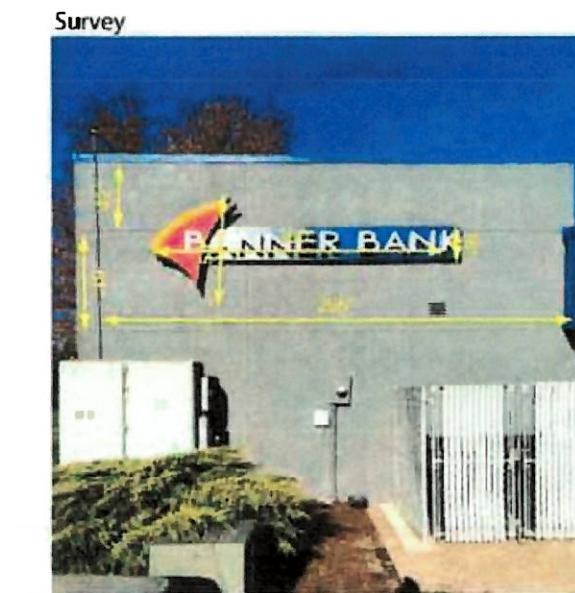
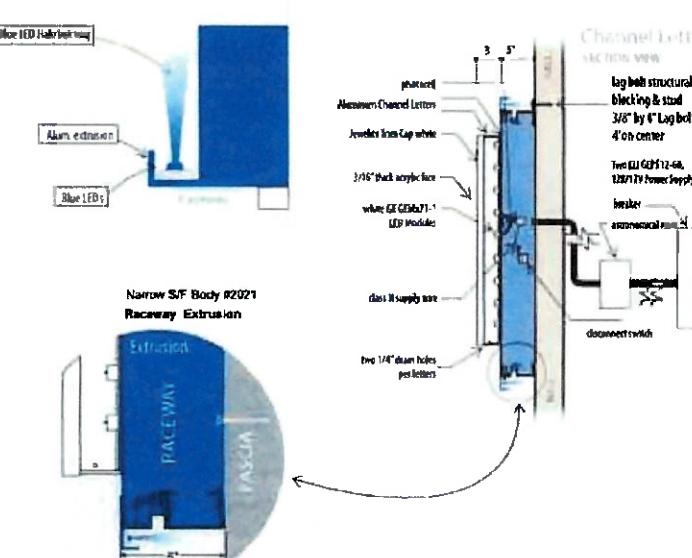
1 East Channel Letter Sign



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 LEDs
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

COLOR KEY

Blue	3M vinyl 03430-57 Bright Blue (brightest)
Blue	3M vinyl 04025 True Blue
Red	3M vinyl 04536-33 Red (brightest)
Red	3M vinyl 04005-13 Viziv Red (brightest)
Yellow	3M vinyl 04014-21 Sunflower (brightest)
Yellow	3M vinyl 04005-22 Sunflower (brightest)
White	3M vinyl 07230-30 White (brightest)
White	3M vinyl 04320-34 Translucent vinyl
Grey	3M vinyl 04320-38 Grey Square
Grey	3M vinyl 04320-39 Grey Public Area
Black	3M vinyl 04004-41 Black (brightest)
Black	3M vinyl 04110-01 On/Off



- 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:

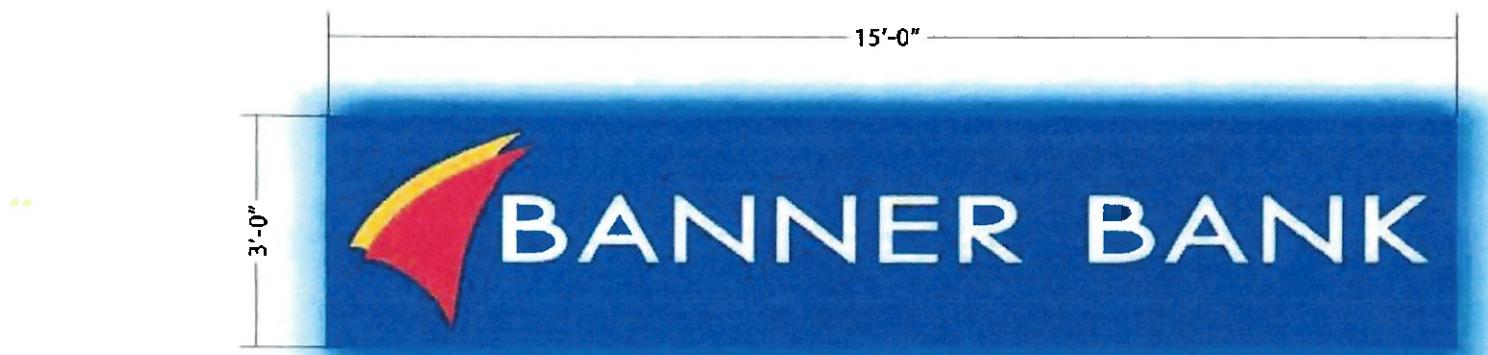
- B.B. Project #:
- File Location:
- Approval Client: **LANDLORD APPROVAL DATE** *John A. Morrison* *Designer: MMM*
- Contact: Jim Risher
- Phone: 423-766-2556

PAGE 1 OF 7

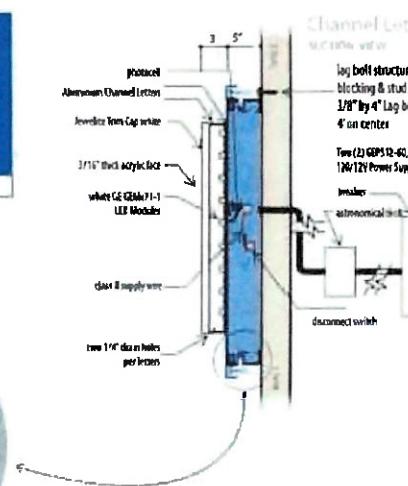
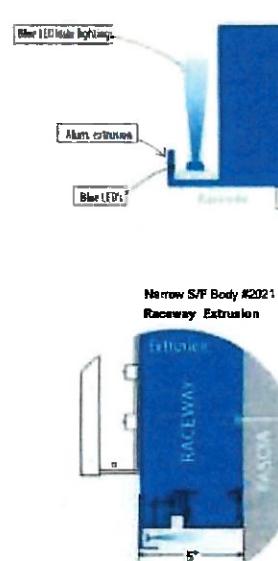


TOTAL BRAND
MANAGEMENT

2 South Channel Letter Sign



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 193 True Blue
Halo Lighting:
Blue LED grid/Halo illumination to surround outer perimeter of cabinet
COLORS KEY:
 Blue vinyl 3116-10-78 Blue (10 mil) (sandblasted) 3116 vinyl 3116-10-78 Vinyl Blue (polished) PMS 193 True Blue
 Red vinyl 3116-10-13 Red (sandblasted) 3116 vinyl 3116-10-13 Tomato Red (polished) PMS 6425 Red
 Yellow vinyl 3116-10-25 Sunflower (sandblasted) 3116 vinyl 3116-10-25 Sunflower (polished) PMS 1112 Yellow
 White vinyl 3116-10-29 Matte White (10 mil) 3116 vinyl 3116-10-29 Matte White (polished)
 Grey vinyl 3116-10-30 Grey Sand Sand Pabblo Finish
 Black vinyl 3116-10-31 Black (10 mil) 3116 vinyl 3116-10-31 Black (polished)
 Blue LED grid/Halo illumination to surround outer perimeter of cabinet



TOTAL BRAND MANAGEMENT

- 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 #: **LANDLORD APPROVAL**
 - File Location: **1P#DATE**
 - Approval Client: **MMMA**
 - Contact: Jim Risher
 - Phone: 425-766-2121
 - Designer: **MMMA**

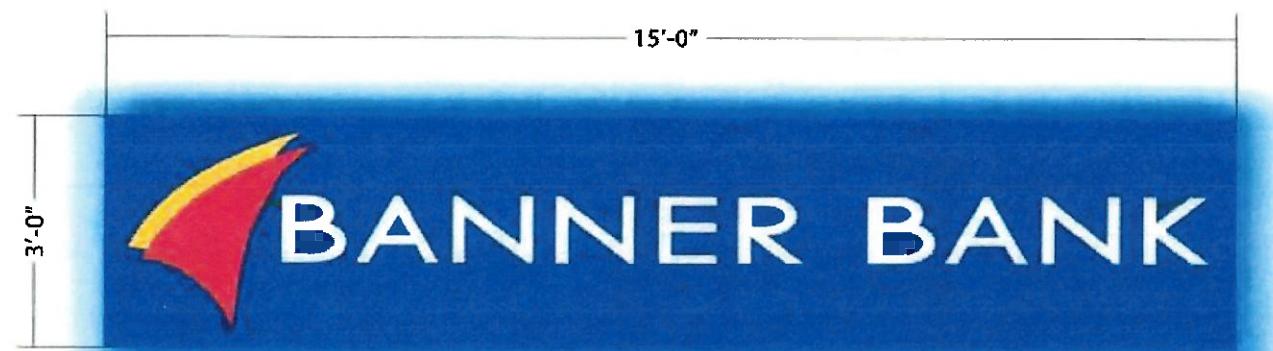
PAGE 2 OF 7

LANDLORD APPROVAL

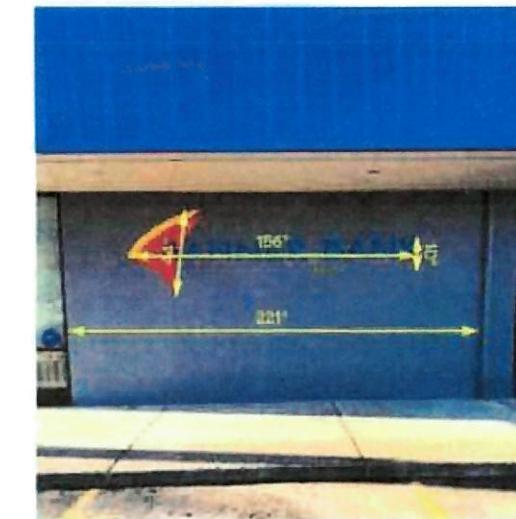
Client: 100 DATE • Designer:

6.2 25

3 North Channel Letter Sign



COLOR KEY	
3M vinyl 1310-01 Blue Satin (standard)	3M vinyl 1309-12 White Satin (opaque)
3M vinyl 1309-12 White Satin (opaque)	PMG 4211 Iron Gray
3M vinyl 1400-11 Red (Metallic) Metalic	3M vinyl 1400-11 Tomato Red (opaque)
3M vinyl 1400-25 Sandstone (standard)	PMG 4212 Yellow
3M vinyl 1400-25 Sandstone (standard)	PMG 4213 Yellow
3M vinyl 1725-20 Almond White (opaque)	3M vinyl 4213-20 Beige Linen (opaque)
3M vinyl 4212 Grey Stone	3M vinyl 4212 Grey Stone
3M vinyl 2615-70 (60% light) on clear acrylic	3M vinyl 2615-70 (60% light) on clear acrylic
3M vinyl 1100-41 Dark Gray (opaque)	PMG 711 Coal Gray



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

Returns & Backs:
Aluminum Construction

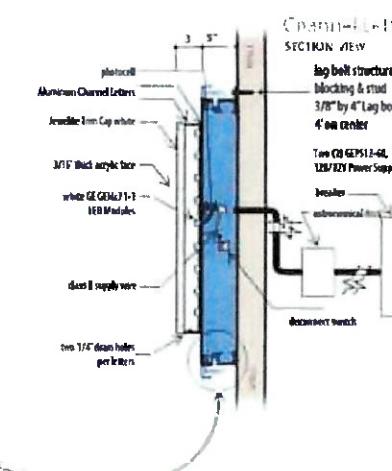
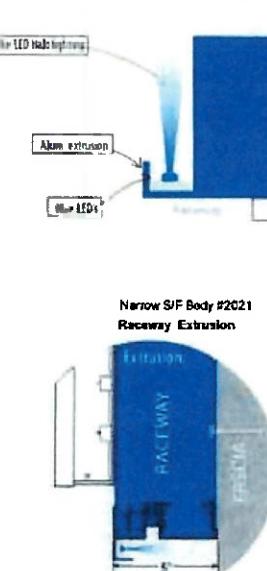
Returns & Trim Cap Colors:
Satin White Returns
3/4" or 1" White Trim Cap
(depending on letter size)

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:
- 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

LANDLORD APPROVAL
Harmonie DATE
6.8.25

PAGE 3 OF 7

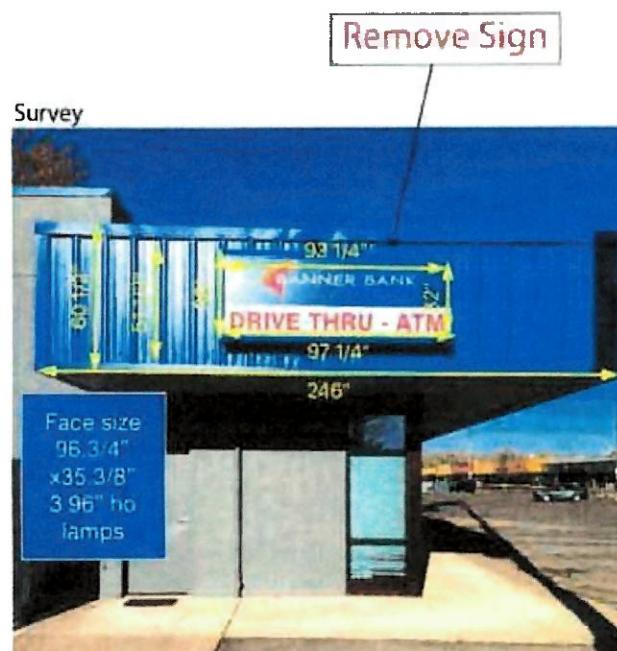


TOTAL BRAND
MANAGEMENT

4

Reface East Wall Sign

Remove existing sing
Paint if needed



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- Approval Client:

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

PAGE 4 OF 7

LANDLORD APPROVAL

J. Patterson



TOTAL BRAND
MANAGEMENT

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

- 241 vinyl F1010-27 Brand Blue (translucent)
- 241 vinyl F1010-27 Brand Blue (opaque)
- PMS 2291 Blue 25%
- 241 vinyl F1010-13 Red (translucent)
- 241 vinyl F1010-13 Red (opaque)
- PMS 0105 Red 25%
- 241 vinyl F1010-25 Yellow 25 (translucent)
- 241 vinyl F1010-25 Yellow 25 (opaque)
- PMS 1123 Yellow 25%
- 241 vinyl F1010-29 White 25 (translucent)
- 241 vinyl F1010-29 White 25 (opaque)
- PMS 1111 White 25%
- PMS 19324 Grey 25%
- 241 vinyl F1010-41 Dark Grey (opaque)
- PMS 4111 Dark Grey

Survey



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- Date Revised:
- Location: 88312 Territorial Rd. Veneta, OR 97487
- Revisions Notes:

B.B. Project #:
LANDLORD APPROVAL
File Location:
DATE
Approval Client: *J.P. Hammer*

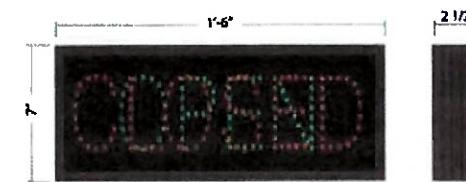
- Contact: Jim Risher
- Phone: 425-766-2556
- Designer: MMM



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

Outdoor Blank-out LED Direct-view Sign
PRODUCT ID: 12989



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/UL Listed:
Wet Locations
Finish:
Duranodic Bronze

Input Voltage:
120-277 VAC
UL/UL 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) |



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- Revisions Notes:

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

LANDLORD APPROVAL
DATE
07/17/2025

6-2-25

PAGE 6 OF 7



TOTAL BRAND
MANAGEMENT

7 Site Plan



• 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: OPTION DATE
• Contact: Jim Risher
• Phone: 425-766-2556
• Designer: MMM

LANDLORD APPROVAL
6.2.25

PAGE 7 OF 7



TOTAL BRAND
MANAGEMENT