



CITY OF JUNCTION CITY LAND USE APPLICATION

S-25-10

1171 Elm Street/PO Box 250 Junction City OR 97448

Ph 541-998-4763 ■ jcplanning@ci.junction-city.or.us ■ www.junctioncityoregon.gov

Date Submitted: 03-24-25	Received By: D. Northey	Fee Paid: \$ \$75 (Ck. # - 1175)	Supplemental Application:
------------------------------------	-----------------------------------	--	----------------------------------

Section 1

LAND USE ACTION (SEE TABLE 1):

Section 2

Site Address: 270 W. 6th Ave	Location Description: Oregon Life Homes Real Estate.
Property Size:	Assessor's Map & Tax Lot #: 15-04-32-31-07200
Present Use: Current Sign in spot	Proposed Use: We will replace the old company sign and take it down.
Brief Summary of Action Requested: Sign for storefront.	
Are there other permit applications associated with this application? If yes, list: no - only city permission	

Section 3

I have the following legal interest in the property (Circle one):

- Owner of Record Lessee Contract Purchase Holder of an exclusive Option to Purchase

Written authorization from the owner to act as his/her agent must be provided if not the owner of record

Section 4

Applicant: Annesha Montez	
Address: 270 West. 6th St. JC 97448	
Phone: 541-222-9442	E-Mail: anneshasells@gmail.com
Property Owner: Jackson & Saskia Fletcher	
Address: 270 W. 6th St. JC 97448	
Phone: 541-579-3370 - Saskia cell	E-Mail: james.jacksonproperties@gmail.
Contact: (if different than Applicant)	
Address: JAMES ABOVE.	
Phone:	E-Mail:

City of Junction City
LAND USE APPLICATION

Section 5

Required Information

	Written statement describing proposal in detail
	Narrative Statement explaining how the application complies with all relevant criteria with enough detail for review and decision-making. <i>Note: See Type I information, at the beginning of this packet, for the municipal code chapters and/or sections related to your land use request</i>
	Three (3) paper copies of application packet including any plan sets
	Digital copy of application packet including any plan sets
	Non-refundable Application Fee

Section 6

Supplemental Application: Yes No

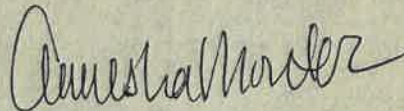
Attachment(S): Yes No

Section 7

Your signature below acknowledges the following:

- 1. Payment of the base fee may not cover the City's costs associated with processing the Application.**
Per Resolution 1053: All direct costs for contracted services shall be charged monthly to the applicant in the amount billed to City. Contracted city services include, but are not limited to, city engineer, city attorney, building inspector, traffic consultant, &/or wetlands specialist. Direct costs 30 days past due shall be charged 9% interest in addition to the amount billed to the City.
- 2. The foregoing statements and other information attached hereto are true and accurate to the best of my knowledge and belief.**
- 3. Signer agrees to pay all direct costs associated with processing this land use application.**

Applicant Signature:



Date:

3-17-25



CITY OF JUNCTION CITY LAND USE APPLICATION SIGN PERMIT

1171 Elm Street/PO Box 250 Junction City OR 97448

Ph 541-998-4763 ■ jcplanning@ci.junction-city.or.us ■ www.junctioncityoregon.gov

Date Submitted: 3-24-25	Received By: D. Northey	Fee Paid: \$ \$75 (Ck. #: 1175)	File #: S-25-10
Property Description	Map No. 15-04-32-31	Tax Lot(s): 07200	
Real Estate Office	Allowable Area: n/a	Area Approved: 20.83 sq ft	
Zoning District: C2	Approved By:	Date Approved: 03-25-2025	

Sign standards; see Junction City Municipal Code Chapter 17.115. The Sign Code is available on-line at www.junctioncityoregon.gov. Contact the Planning Department at 541-998-4763 with sign permit questions. **Complete all fields on the application form below and on reverse.**

Site Address: 270 W. 6th Junction City OR 97448			
Contractor: Sign Craft. - Mary McNeil - Project Mgr.		Contractor Phone: 541-672-3170	
Contact Address: Same as above		Contractor Email: Mary-mcneil.minaise@signcrafting.com	
Electrical Permit Required: Yes [] No <input checked="" type="checkbox"/>	Sign Type: [] Ground* [] Projecting* <input checked="" type="checkbox"/> Roof* [] Wall* [] Free Standing*	*May require a building permit on blue part.	
Sign Dimensions in feet: Horizontal: 100" x 30" Vertical: _____ Number of Faces: _____ Total Sign Area: _____ sq. ft.			
Height to bottom of sign: _____		Lot Frontage: _____	Building Frontage: _____
Pre-Existing Signs to Remain? [] Yes <input checked="" type="checkbox"/> No List signs to remain and dimension(s) of each See photo examples attached. The old Company sign (Insurance) will be taken down.			
I, the undersigned applicant to hereby swear or affirm that the above information is true and correct to the best of my knowledge in accordance with the ordinances of the City of Junction City, and the sign shall be constructed in conformance with the requirements of the Uniform Sign Code.			
Signature of Applicant Clemson Moulter		Date 3-17-25	

Daily Display Signs in Right-of-Way Only	
Applicant agrees to hold harmless and indemnify the City of Junction City, Oregon from any and all liability for injury to persons or property occurring as a result of the sign placed in the right-of-way.	
Signature of Applicant Clemson Moulter	Date 3-17-25



CITY OF JUNCTION CITY SIGN PERMIT APPLICATION

1171 Elm Street/PO Box 250 Junction City OR 97448
Ph 541-998-4763 ■ jcplanning@ci.junction-city.or.us ■ www.junctioncityoregon.gov

Site Plan

Please sketch or attach a drawing detailing sign dimensions and the location in relation to the property lines, building, and existing or proposed driveways.

See attached.



PROPOSAL

250077-02

Date: 03/14/2025

Expires: 04/13/2025

Drawing Numbers:

Project: Oregon Life Homes | Junction City
Office Sign
270 W 6th Ave,
Junction City, OR 97448

Client: Mast, Shane
Oregon Life Homes
603 SE Jackson St.
Roseburg, OR 97470

Contact: Shane Mast 541-517-1749 shanemast@gmail.com

We are pleased to offer this proposal for the following services at the above location.

Project Description: **Item Total:**

PANEL SIGN:	\$2,527.50
QTY: 1) 100"X30" Aluminum Composite Sign Panel, Single Faced, Full-Color Vinyl Overlay. Mounted directly to Building Exterior with appropriate hardware	

Inclusions

Fabrication and Install of Above Sign Package
Full Service Crew, All Necessary Equipment & Required Hardware.

Subtotal:	\$2,527.50
Total:	\$2,527.50

Exclusions: Sign permits, structural engineering, traffic control equipment and permits are not included in the above quotation.

Warranty: 12 months against defective materials and 12 month unconditional guarantee on parts and labor.
***Any Damages due to vandalism, accidents, acts of God, improper care, abuse or misuse will not be covered under this warranty and therefore SignCraft Premier Identity Solutions, Inc. will not be held responsible and shall remain exempt from liability to warranty under these circumstances*

Terms: Payment in full required prior to project initialization
Payments can be completed by Card (include 3% processing fee), Check, or ACH.

SignCraft Premier Identity Solutions, Inc.
PO BOX 1141
Roseburg, OR 97471

Salesperson:

Buyer _____ Seller _____



PROPOSAL

250077-02

Date: 03/14/2025

Expires: 04/13/2025

Drawing Numbers:

Project: Oregon Life Homes | Junction City
Office Sign
270 W 6th Ave,
Junction City, OR 97448

Client: Mast, Shane
Oregon Life Homes
603 SE Jackson St.
Roseburg, OR 97470

Contact: Shane Mast 541-517-1749 shanemast@gmail.com

Please Note:

Prices are based on available information given at the time and are subject to change.

Production will not be initiated without signed approval.

Once signed, this Estimate will stand as is.

Post approval change orders may incur additional cost(s).

Salesperson:

Buyer's Acceptance _____ Title _____ Date _____

Seller's Acceptance _____ Title _____ Date _____



 **OREGONLIFE**
HOMES
Real Estate Services



Oregon Life Homes |
Junction City Office Sign

PANEL SIGN LAYOUT & DETAIL



100"X30" Aluminum Composite Sign Panel, Single Faced, Full-Color Vinyl Overlay.
Mounted directly to Building Exterior with appropriate hardware

Proposed Day View



FOR ILLUSTRATION ONLY.
NOT GUARANTEED DRAWN TO SCALE.



PO Box 1141
Roseburg, Oregon 97470
(541) 672-3170
signs@signcrafting.com

This drawing, including graphics layout and technical detail is the property of Signcraft Premier Identity Solutions, Inc. and cannot be reproduced, copied or used without prior written authorization from Signcraft Premier Identity Solutions, Inc.

DATE: 03/14/2025

CUSTOMER: Oregon Life Homes

PROJECT: 250077

SITE ADDRESS: 270 W 6th Ave, |
Junction City, OR 97448 US

Customer Signature

Date

Landlord Approval

Date