



# CITY OF JUNCTION CITY LAND USE APPLICATION

1171 Elm Street/PO Box 250 Junction City OR 97448

Ph 541-998-4763 ■ [jcplanning@ci.junction-city.or.us](mailto:jcplanning@ci.junction-city.or.us) ■ [www.junctioncityoregon.gov](http://www.junctioncityoregon.gov)

<b>Date Submitted:</b> 4-24-2025	<b>Received By:</b> D. Northey	<b>Fee Paid: \$</b> \$225.00 (CC - Conf #: 229520297)	<b>Supplemental Application:</b>
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## Section 1

### LAND USE ACTION (SEE TABLE 1):

Sign Permit

## Section 2

<b>Site Address:</b> 330 Ivy St, Junction City, ORN 97448	<b>Location Description:</b> Corner of Ivy and W3rd
Property Size: .34 acre	Assessor's Map & Tax Lot #: 1504323407600
Present Use: Gas Station	Proposed Use: Gas Station
Brief Summary of Action Requested: Gas Station brand change from Shell to Towne pump. Non-illuminated decals on canopy, facechange to freestanding sign	
Are there other permit applications associated with this application? If yes, list:	

## 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

<b>Applicant:</b> Jian Koid (Double R Products)	
Address: 901 NW E St, Grants Pass OR 97526	
Phone: 541 601 0817	E-Mail: <a href="mailto:jian@doublerproducts.com">jian@doublerproducts.com</a>
<b>Property Owner:</b> TRUAX CORPORATION #44	
Address: PO BOX 3002, CORVALLIS, OREGON 97339	
Phone:	E-Mail:
<b>Contact:</b> (if different than Applicant)	
Address:	
Phone:	E-Mail:

**City of Junction City**  
**LAND USE APPLICATION**

<b>Section 5</b>	
<b>Required Information</b>	
	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

<b>Section 6</b>		
<b>Supplemental Application:</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>Attachment(S):</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>

<b>Section 7</b>	
<b>Your signature below acknowledges the following:</b>	
<p><b>1. Payment of the base fee may not cover the City's costs associated with processing the Application.</b>  <i>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, &amp;/or wetlands specialist. Direct costs 30 days past due shall be charged 9% interest in addition to the amount billed to the City.</i></p>	
<p>2. <i>The foregoing statements and other information attached hereto are true and accurate to the best of my knowledge and belief.</i></p>	
<p>3. <i>Signer agrees to pay all direct costs associated with processing this land use application.</i></p>	
<b>Applicant Signature:</b>	<i>Jian Koid</i>
<b>Date:</b>	4/21/25



# CITY OF JUNCTION CITY LAND USE APPLICATION SIGN PERMIT

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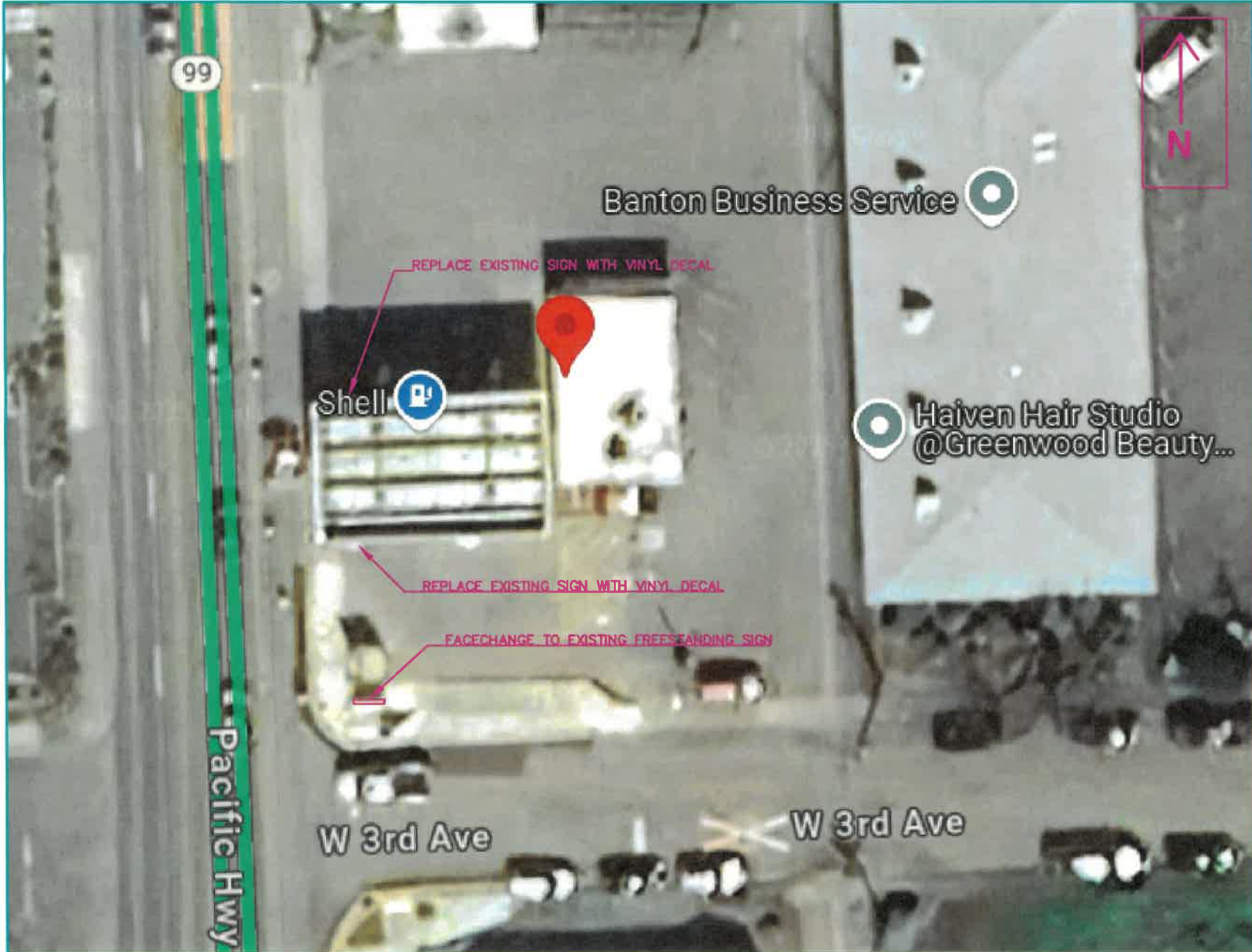
Date Submitted: 4-24-2025	Received By: D. Northey	Fee Paid: \$225.00 (CC)	File #: S-25-18
Property Description <b>Gas Station</b>	Map No. 15-04-32-34	Tax Lot(s): 07600	
Zoning District: GC (General Commercial)	Allowable Area:	Area Approved:	
	Approved By:	Date Approved:	

**Sign** standards; see Junction City Municipal Code Chapter 17.115. The Sign Code is available on-line at [www.junctioncityoregon.gov](http://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.**

<b>Site Address:</b> 330 Ivy St, Junction City, OR 97448			
Contractor: Double R Products		Contractor Phone: 541 601 0817	
Contact Address: 901 NW E St, Grants Pass OR 97526		Contractor Email: jian@doublerproducts.com	
Electrical Permit Required : Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, Electrical permit required	Sign Type: <input type="checkbox"/> Ground* <input type="checkbox"/> Projecting* <input type="checkbox"/> Roof* <input type="checkbox"/> Wall* <input type="checkbox"/> Free Standing*	*May require a building permit	
Sign Dimensions in feet: Horizontal:                      Vertical :                      Number of Faces:                      Total Sign Area:                      sq. ft.			
		150FT	45FT
Height to bottom of sign:		Lot Frontage:	Building Frontage:
Pre-Existing Signs to Remain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No List signs to remain and dimension(s) of each			
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 <i>Jian Koid</i>		Date 4/21/25	

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	Date



VERIFY SCALE:  
THIS BAR  
MEASURES 1/2" ON  
ORIGINAL DRAWING

901 NORTHWEST  
GRANTS PASS, OR 97526  
Phone: 541-752-1897 Fax: 541-474-2528  
CDB #4642



CLIENT:

PROJECT:  
SHELL TO TOWNE PUMP  
300 Ivy St,  
Junction City, OR 97448

SITE  
PLAN

DATE:  
JOB:

SHEET  
1  
OF 4

REVISION

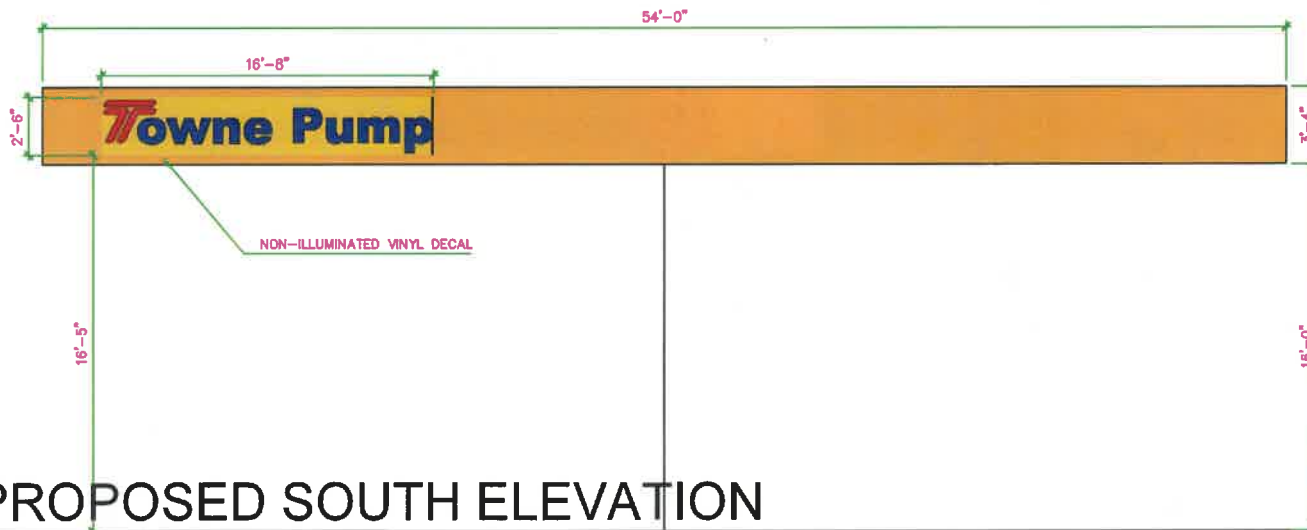
# SITE PLAN

SCALE: 1" = 30'-0"



## EXISTING SOUTH ELEVATION

SCALE: NTS



## PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

VERIFY SCALE:  
THIS BAR  
MEASURES 1/8" ON  
ORIGINAL DRAWING



901 NORTHWEST E  
GRANTS PASS, OR 97528  
Phone: 541-478-1387 Fax: 541-474-2628  
CCB #10432



CLIENT:

PROJECT:  
**SHELL TO TOWNE PUMP**

300 Ivy St.  
Junction City, OR 97448

ELEVATION

DATE:

JOB:

SHEET

2

OF 4

REVISION



# EXISTING NORTH ELEVATION

SCALE: NTS

VERIFY SCALE:  
THIS BAR  
MEASURES 3" ON  
ORIGINAL DRAWING

801 NORTHWEST E  
GRANTS PASS, OR 97526  
Phone: 541-475-1397 Fax: 541-474-2528  
CCB #40452



CLIENT:

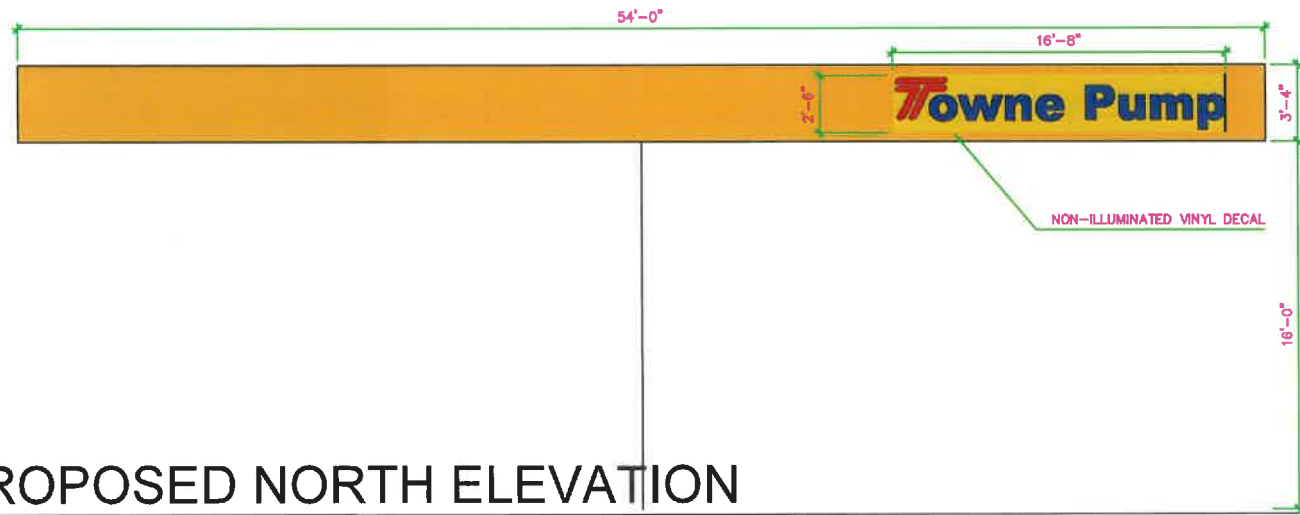
PROJECT:  
**SHELL TO TOWNE PUMP**  
330 Ivy St,  
Junction City, OR 97448

ELEVATION

DATE:  
JOB:

SHEET  
**3**  
OF 4

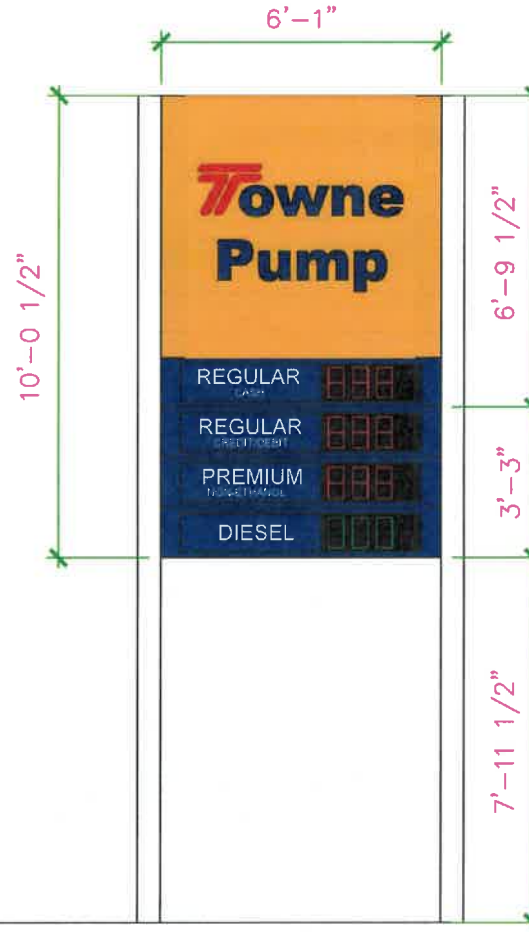
REVISION



# PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

FACECHANGE TO EXISTING SIGN. SIZE AND STRUCTURE TO REMAIN THE SAME



**EXISTING SIGN**

SCALE: NTS

**PROPOSED SIGN**

SCALE:  $\frac{1}{4}'' = 1'-0''$

VERIFY SCALE:  
THIS BAR  
MEASURES  $\frac{1}{4}''$  ON  
ORIGINAL DRAWING



901 NORTHWEST E  
GRANTS PASS, OR 97526  
Phone: 541-476-1387 Fax: 541-474-2528  
CCB #40432



CLIENT:

PROJECT:  
**SHELL TO TOWNE PUMP**

330 Ivy St,  
Junction City, OR 97448

FREESTANDING  
SIGN

DATE:  
JOB:

SHEET

4

OF 4

REVISION