

Planning Commission Staff Report

File #1Z25- DCA-000509-2025

**Public Hearing and Recommendation to the City Council for
a Zoning Text Amendment to Sections 13.02.200 and
13.26.040 of the Taylorsville Municipal Code, Amending
Standards Related to Nonconforming Signs.**



Department of Community Development

Staff Report Date:	February 20, 2025
Meeting Date:	February 25, 2025
Agenda Item:	Public Hearing and Recommendation to the City Council for a Zoning Text Amendment to Sections 13.02.200 and 13.26.040 of the Taylorsville Municipal Code, Amending Standards Related to Nonconforming Signs.
Subject Property Address:	City-wide
Applicant:	City of Taylorsville
Author:	Terryne Bergeson, Planner I
Parcel #:	n/a
Applicable Ordinances:	Section 13.02.200, 13.26.040
Agenda Item #:	

Attachments:

Exhibit A: Proposed zoning text amendment

Exhibit B: Current pylon sign standards (no changes proposed, for reference only)

Exhibit C: Comparison existing vs allowed

Exhibit D: Pylon sign plans

Summary

Recently a multitenant pylon sign for Taylorsville Town Center was toppled during high winds due to a rusted support post. Replacing the lost signage space for tenants will require the installation of a new, compliant pylon sign, which under current standards would be shorter with significantly decreased sign area, which is an important factor when tenants are selecting center locations. The city is requesting the Planning Commission review the proposed amendment that would remove the restriction on rebuilding certain nonconforming signs under certain conditions.

Current standards require that nonconforming structures damaged more than fifty percent of their market value be brought into full compliance with current standards. Standards for nonconforming signs make no exception and only permit work that would improve the aesthetics or safety of a nonconforming sign. The attached draft is intended to enable large commercial centers that may have nonconforming signs to rebuild those signs to previous conditions if destroyed by some act of nature or calamity. The amendment:

- References certain signs in “Nonconforming Structures” section.
- Clarifies that a change in the method of messaging would be considered enhancing nonconforming conditions and thereby prohibits this upgrade for all nonconforming signs.
- Specifies that a “pylon sign” can be reconstructed if destroyed by calamity or act of nature and establishes deadlines to address damage.
 - Appropriate departments must be notified within 10 days.
 - A building permit for the necessary work must be submitted and include a plan identifying the previously existing conditions (the city has some of these on file).
 - Permit must also include proposed sign plans.
 - Replacement sign(s) may not increase nonconforming conditions; increases in height, messaging, or regulated sign area will not be permitted.

Pylon signs are tall multitenant pylon signs for commercial centers over 7 acres. Except for Legacy Plaza, most of the signage for large commercial centers in Taylorsville was installed prior to the adoption of current standards in 2012 and is therefore nonconforming. Exhibit C is a basic analysis of the existing compared to permitted conditions.

Public Comment

A public notice was published on the Utah State Notice Website and the City’s website on February 12, 2025, and sent to Reagan Outdoor Advertising and Yesco Sign Company. One inquiry was received but no comment was submitted.

Findings

1. This application was initiated by the City of Taylorsville.
2. The city is requesting a text amendment to the Taylorsville Municipal Code Sections to Sections 13.02.200 and 13.26.040.
3. This amendment would allow pylon signs at commercial centers over 7 acres that are destroyed by acts of nature or calamity to be reconstructed to immediately previously existing conditions.
4. The amendment includes clarifying language on nonconforming conditions and established timelines for reconstruction.

5. The City Council is the final decision-making authority for a text amendment to the Taylorsville Municipal Code.

Staff Recommendation

Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend the Taylorsville Municipal Code related to nonconforming signs, as specified in Exhibit A of this Staff Report.

Recommended Motion

I move that we send a positive recommendation to the City Council for File #1Z25-DCA-000509-2025 to amend the Taylorsville Municipal Code related to nonconforming signs, as specified in Exhibit A of this Staff Report, based on the findings outlined in this Staff Report.

**13.02.170: NONCONFORMING USES AND NONCOMPLYING STRUCTURES PROVISIONS;
PURPOSE:**

It is the purpose of these regulations to control and gradually eliminate those uses of land or buildings, which, although legal at the time of their establishment, do not now conform to the use regulations of the district within which they are situated. Such uses shall be deemed nonconforming uses. Likewise, these regulations are intended to control and gradually eliminate structures which, although legal at the time of their erection, do not now conform to the height, bulk, and location regulations of the zone district within which they are situated. Such structures shall be deemed to be noncomplying structures. Any building or use which was permitted prior to enactment of this development code, but which is designated by this development code as a conditional use, shall not be considered nonconforming and shall not be subject to the provisions of this chapter. This chapter is also established to control and gradually eliminate sites and lots which were legal at the time of their establishment but no longer meet the regulations of the district within which they are located. Such sites and lots shall be designated as nonconforming sites and lots. (Ord. 12-15, 7-11-2012)

13.02.180: CONTINUING EXISTING USES:

Except as hereinafter specified, any use, building, or structure lawfully existing at the time of the enactment or subsequent amendment of this development code may be continued even though such use, building, or structure does not conform with the provisions of this development code for the district in which it is located. Except as otherwise provided by law, nothing in this development code shall prevent the strengthening or restoring to a safe condition of any part of any building or structure declared unsafe by proper authority. (Ord. 12-15, 7-11-2012)

13.02.190: CONSTRUCTION APPROVED PRIOR TO NEW DEVELOPMENT CODE:

A building, structure, or part thereof which does not conform to the regulations of the district in which it is situated, but for which a building permit was legally issued and construction started prior to the enactment of this development code, may be completed in accordance with such plans providing work has progressed continuously and without delay. Such building or structure shall be deemed to be nonconforming and shall be subject to the regulations set forth herein. (Ord. 12-15, 7-11-2012)

**13.02.200: NONCONFORMING USES AND NONCOMPLYING STRUCTURES; SUBSTITUTION,
EXTENSION, DISCONTINUANCE, ETC.:**

Unless otherwise approved by the planning commission, a nonconforming use shall not be enlarged, extended, or changed unless the use is changed to a use permitted in the district in which it is located, and a nonconforming structure shall not be reconstructed or

Exhibit A

structurally altered unless such alteration shall result in removing those conditions of the building which render it nonconforming, except as follows:

A. Substitution Or Extension:

1. When authorized by the planning commission in accordance with this development code, a nonconforming use which is determined to be of a more desirable nature may be substituted for another nonconforming use or to more closely meet the use permitted in the district in which it is located.

2. Whenever a nonconforming use has been changed to a conforming use, such use shall not thereafter be changed to a nonconforming use.

3. Repairs and structural alterations may be made to a nonconforming structure provided that the floor space of such structure is not increased.

4. A structure lacking sufficient automobile parking space in connection therewith as required by this Development Code may be altered or enlarged provided additional automobile parking space is supplied to meet the requirements of this Development Code for such alterations or enlargement.

5. In the event a nonconforming structure is damaged or partially destroyed by calamity or act of nature to the extent of not more than one-half (1/2) of its market value, the occupancy or use of such building, structure or part thereof which existed at the time of such partial destruction may be continued or resumed provided that restoration is started within a period of six (6) months and is diligently pursued to completion. In the event such damage or destruction exceeds one-half (1/2) of its market value of such nonconforming building or structure, no repairs or reconstruction shall be made except in the case of residences, ~~or~~ accessory farm buildings, or signage as specified in Section 13.26.040 unless every portion of such building or structure is made to conform to all regulations for new buildings in the district in which it is located, as determined by the City and other requirements as may be imposed at site plan review.

6. Application for substitution, enlargement, or extension of a nonconforming use as provided in this section shall be made to the Planning Commission.

7. A vacant building or structure may be occupied by a use for which the structure is designed or intended if so occupied within a period of one year after the use became nonconforming.

B. Cessation Of Use: A use shall be deemed to have ceased when it has been discontinued for a period of one year or more, whether or not the intent is to abandon said use. (Ord. 12-15, 7-11-2012)

C. Appeal: Any person adversely affected by a decision of the Planning Commission regarding nonconforming uses or noncomplying structures may, within ten (10) days of the decision, appeal the decision to the Hearing Officer by alleging that there is error in any order, requirement, decision, or determination made by the Planning Commission. (Ord. 18-09, 2-28-2018)

Exhibit A

13.02.210: AMORTIZATION OF NONCONFORMING USES:

In order to respond to exceptional or unusual circumstances involving the termination of nonconforming uses, the City Council may approve an amortization formula for the termination of such uses over a period of time to be agreed upon with the owner of the property, subject to reasonable regulations with respect to the continuation of the nonconforming use during the amortization period. (Ord. 12-15, 7-11-2012)

13.26.040: NONCONFORMING SIGNS:

A. Regulation, Containment, And Elimination: In order to minimize confusion and unfair competitive disadvantage to those businesses which are required to satisfy this code, the city intends to apply firm regulation of existing nonconforming signs with a view to their eventual elimination. Excluding normal maintenance and repair, a nonconforming sign shall not be moved, altered, or enlarged unless it is brought into complete compliance with this chapter. The following ~~alterations~~ are exempt from this provision:

1. Face changes;
2. Copy changes in nonconforming permanent signs which were originally approved by the city with a changeable copy feature; and
3. An alteration that renovates or remodels an existing nonconforming sign intended solely to visually ~~enhance~~ improve the sign and does not increase the level of nonconformity. Upgrades to the method of display, such as static to EMC messaging, are considered an increase to nonconforming conditions. -without increasing the level of nonconformity.
4. Reconstruction or repair of a legal nonconforming pylon sign due to damage or destruction by calamity or act of nature, provided:
 - a. The Building Official and Community Development Department is notified within ten (10) days from the date the damage or destruction occurs;
 - b. Details of the damaged or destroyed sign, including the sign's original location, height, method of display and regulated sign area is provided with a building permit application within forty-five (45) days;
 - c. Restoration or reconstruction is started within a six (6) month period, and;
 - d. The reconstructed sign does not increase the level of nonconformity that existed immediately prior to the damage or destruction.

B. Abandonment: Within forty five (45) calendar days after vacation of an existing business, any on site nonconforming signs must be removed or brought into compliance by the property owner. If removal does not occur, the city may have the entire nonconforming sign (both face and structure) removed through the process specified herein. An

Exhibit A

abandoned sign may not regain any legal nonconforming status later, even if the original or a new business occupies the property.

C. Billboards: Any billboards shall be in conformance with state code. (Ord. 15-13, 11-18-2015)

Exhibit B

13.26.090: STANDARDS FOR PERMANENT SIGNS THAT REQUIRE A PERMIT:

A. Permanent Signs That Require A Permit:

1. Applications For Permanent Signs: All applications for permanent signs shall include the following information:

- a. Proof of current city business license.
- b. Business owner, address and phone number.
- c. Property owner, address and phone number.
- d. General or sign contractor, address, phone number, and contractor number.
- e. Value of the sign (including the cost of manufacturing and installation).

...

10. Pylon Signs:

a. General Provisions:

(1) Pylon signs are allowed for developments, planned centers, or parcels that have at least seven (7) acres and five hundred feet (500') of frontage on an arterial street, as identified in the Taylorsville general plan.

(2) All pylon signs shall be part of an approved sign theme.

(3) Structural supports for all pylon signs shall be covered or concealed with decorative pole covers. The covers shall utilize materials and be architecturally compatible to the building or development to which it is associated.

b. Area:

(1) One hundred twenty five (125) square feet plus three (3) square feet per acre of land over seven (7) acres to a maximum size of three hundred fifty (350) square feet.

(2) Reader boards, changeable copy areas, and electronic message centers shall not exceed sixty five percent (65%) of the total sign copy area of the sign.

c. Height:

(1) Pylon signs shall not exceed twenty five feet (25') in height.

(2) The height of a pylon sign shall be the distance from the highest point of the sign to the top of the curb or sidewalk or crown of the street when there is no curb or sidewalk.

d. Location:

Exhibit B

(1) All portions of pylon signs shall be located within the required landscape adjacent to the arterial street and set back at least three feet (3') from the back of sidewalk or right of way (whichever is greater).

(2) Pylon signs shall be set back at least three feet (3') from all driveways.

(3) Pylon signs shall be located at least their height in distance from side property lines in order to prevent damage to adjacent land in case the sign is toppled by accident or act of nature.

(4) Signs within the visibility triangle shall only be allowed with the permission of the city engineer.

e. Number: One pylon sign shall be permitted per five hundred feet (500') of frontage on an arterial street.

f. Application Information: Applicants for pylon signs shall submit the following information:

(1) Plot plan showing relationship of signs to buildings, property lines, setback from public rights of way, intersections, easements, driveways, existing site contours (1 foot intervals), and nearest monument or pylon signs on the same frontage.

(2) Two (2) accurately dimensioned, scaled elevation drawings showing height, color, square foot dimensions, landscaping, sign composition, materials, type of illumination, and how the sign will appear from the street.

(3) Details of sign construction including an electrical plan and foundation schemes with appropriate engineer's stamp(s).

(4) Number of acres and length of linear street frontage of property.

11. Pylon Signs (Freeway Oriented):

a. General Provisions:

(1) The planning commission may approve as a nonadministrative conditional use one freeway oriented pylon sign for parcels that have a minimum of five hundred (500) linear feet of frontage adjacent to and/or fronting Interstate 215.

(2) Freeway oriented pylon signs shall be part of an approved sign theme.

(3) Structural supports for all pylon signs shall be covered or concealed with decorative pole covers. The covers shall utilize materials and be architecturally compatible to the building or development to which it is associated.

b. Area:

(1) Three hundred fifty (350) square feet plus one-half (0.5) square foot for each linear foot of freeway frontage over three hundred fifty feet (350') to a maximum size of nine hundred fifty (950) square feet.

Exhibit B

(2) Reader boards, changeable copy areas, and electronic message centers shall not exceed forty percent (40%) of the total sign copy area of the sign or three hundred fifty (350) square feet; whichever is less.

(3) No part of the sign structure may exceed thirty feet (30') in width.

c. Height: Freeway oriented pylon signs shall have a height not greater than thirty five feet (35') above the nearest traveled freeway lane or frontage road, whichever is greater. No portion of an electronic message center (EMC) sign shall be located higher than twenty five feet (25') above the freeway grade.

(1) The Planning Commission may grant an exception for additional height for freeway oriented pylon signs that are adjacent to a freeway overpass or other view obscuring structure (excluding vegetation) provided that it can be demonstrated that the increased height is necessary to provide full visibility of the sign and that the increased height will not adversely impact nearby residential uses. Applications for additional height will be supplemented with the following submittals:

(A) A topographic map with one foot (1') interval contours is provided to illustrate existing conditions at the site.

(B) Visual simulations or scaled profile drawings which illustrate the required and requested sign heights in relation to the view obscuring structure.

(C) The additional height is the minimum necessary to provide reasonable visibility above the view obscuring structure. Under no circumstances, however, shall the height of the EMC portion of a freeway oriented pylon sign be increased.

d. Location:

(1) Freeway oriented pylon signs shall be located within thirty feet (30') of the shared property line with the interstate or frontage road.

(2) Freeway oriented pylon signs shall be located at least three feet (3') from any driveway.

(3) Freeway oriented pylons signs shall be set back at least one hundred feet (100') from any collector or arterial street.

(4) Freeway oriented pylon signs shall be located at least five hundred feet (500') from any Residential District.

e. Number: No development, planned center or parcel may have more than one freeway oriented pylon sign.

f. Application Information: Applicants for freeway oriented pylon signs shall submit the following information:

(1) Plot plan showing relationship of signs to buildings, property lines, setback from public rights-of-way, intersections, easements, driveways, existing site contours (1 foot intervals), and nearest monument or pylon signs on the same frontage.

Exhibit B

(2) Two (2) accurately dimensioned, scaled elevation drawings showing height, color, square foot dimensions, landscaping, sign composition, materials, type of illumination, and how the sign will appear from the street.

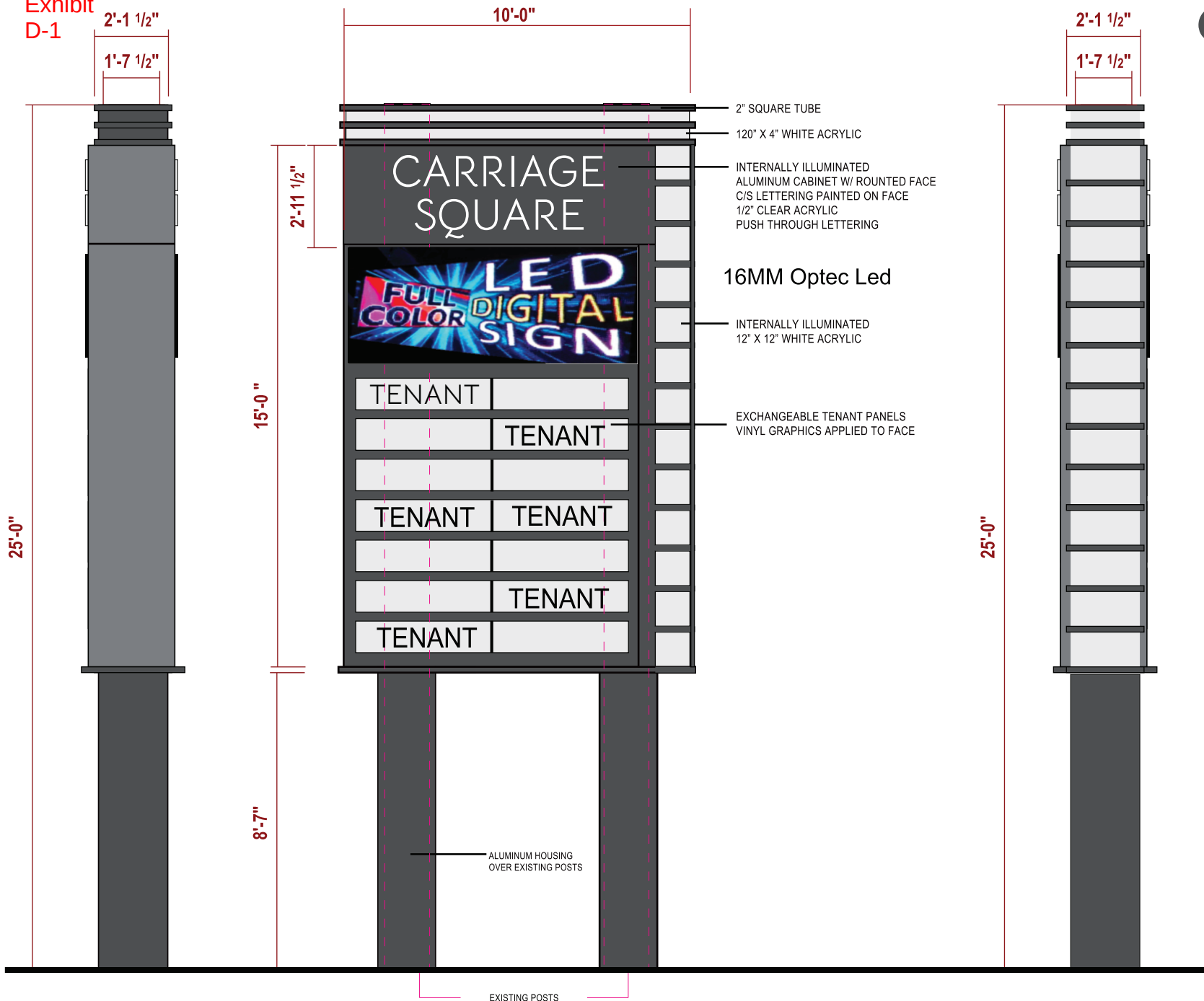
(3) Details of sign construction including an electrical plan and foundation schemes with appropriate engineer's stamp(s).

(4) Number of acres and length of linear street frontage of property. (Ord. 16-07, 6-1-2016)

Exhibit C

Center	Existing #	Existing Height	Existing SF	Allowed #	Allowed Height	Allowed SF
Meadowbrook Shopping Center	1	(no file)	(no file)	2	25'	130 SF
Carriage Square (Exhibit D-1)	2	25'	150 SF	2	25'	130 SF
Ace/ Standard	2	(no file)	(no file)	2	25'	128 SF
Westwood Shopping Center	1	(no file)	(no file)	2	25'	133 SF
Taylorsville Town Center (Exhibit D-2)	2	32'	285 SF	3	25'	149 SF
Legacy Plaza (Exhibit D-3)	2	25'	120 SF	3	25'	147 SF
Harmon's Shopping Center	2	(no file)	(no file)	2	25'	125 SF
Crossroads (Exhibit D-4)	6	Range approx. 29'-50' tall	Range approx. 247-448 SF	7	25'	350 SF

Exhibit
D-1

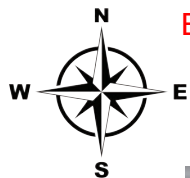


**CARRIAGE
SQUARE**

1773 Carriage Square
Salt Lake City, UT 84119

A&B ILLUMINATED MONUMENT SIGN W/ EMC Scale: 1/4" = 1'-0"

Fabricate and install TWO (2) Double Face Internally Illuminated Monument Sing with EMC Board as illustrated.



BURLINGTON TENANT PYLON SIGN - 1846 W. 4700 S. SALT LAKE CITY, UT 84129



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Client: Jeni Parker (JLL)	Sales Approval:	SURVEY NAME & DATE PERMIT DATE	CUSTOMER APPROVAL NAME: LANDLORD APPROVAL NAME:	DATE INITIAL	
Address: 1846 W 4700 S SALT LAKE CITY, UT 84129	Designer: Kayla			DATE INITIAL	
File Name: Macey's Grocery - Pole Sign Illustration v2.ai	Sales: Preston			DATE INITIAL	

BURLINGTON TENANT PYLON SIGN

EXISTING CONDITIONS



S1 4700 SOUTH ELEVATION



S2 REDWOOD ROAD ELEVATION

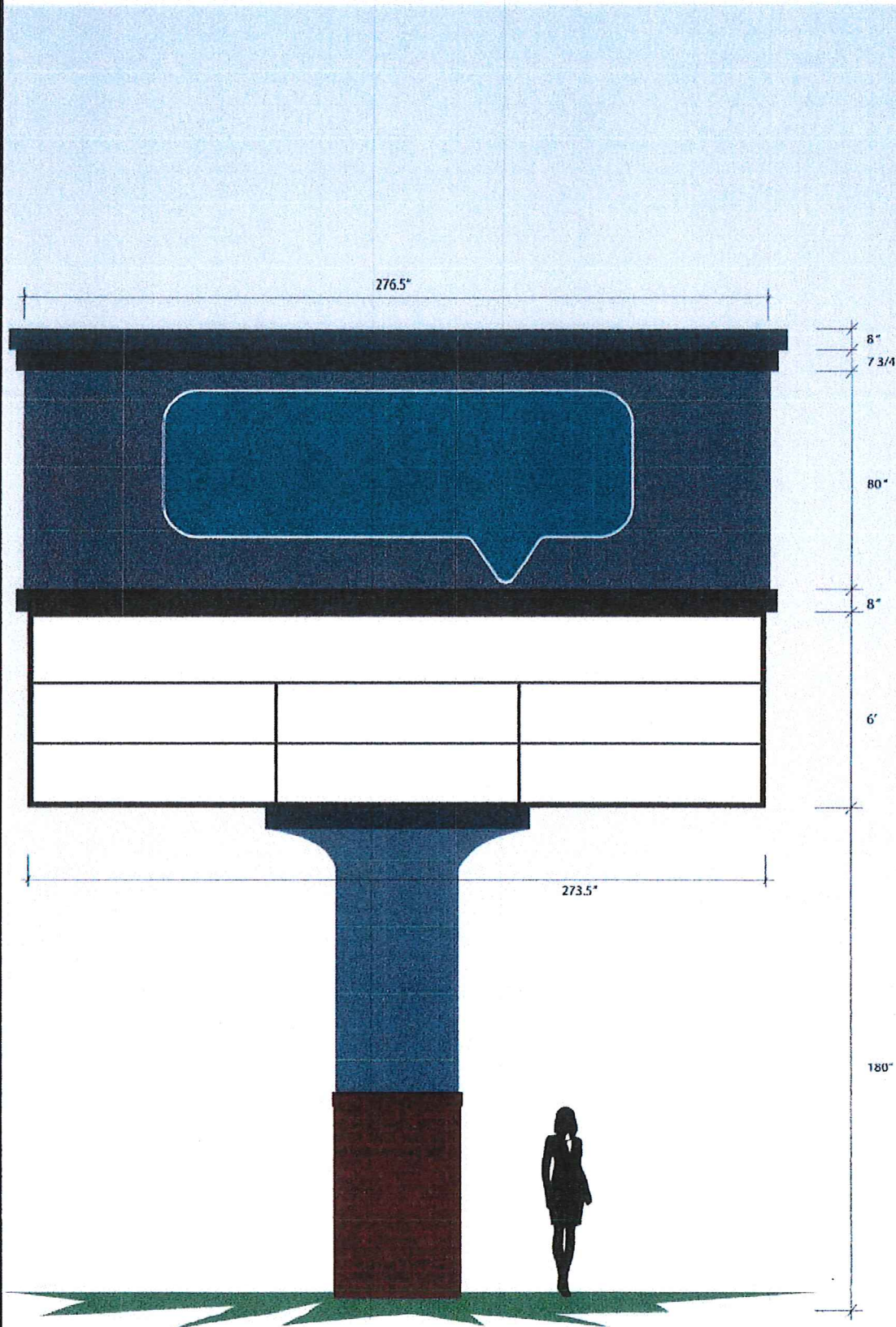
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Client: Jeni Parker (JLL)	Sales Approval:	SURVEY NAME & DATE PERMIT DATE	CUSTOMER APPROVAL NAME: LANDLORD APPROVAL NAME:	DATE	INITIAL
Address: 1846 W 4700 S SALT LAKE CITY, UT 84129	Designer: Kayla			DATE	INITIAL
File Name: Macey's Grocery - Pole Sign Illustration v2.ai	Sales: Preston			DATE	INITIAL

BURLINGTON TENANT PYLON SIGN

SCOPE OF WORK: Two (2) pylon signs will be modified. Both will include newly manufactured, internally illuminated tenant cabinets measuring 72" (H) x 273.5" (W) x 36" (D) with 1" vinyl dividers and tenant graphics.



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CUSTOMER
APPROVAL
LAWLORD
APPROVAL

SURVEY
PERMIT

Sales Approval:
Designer: Kyla
Sales: Preston

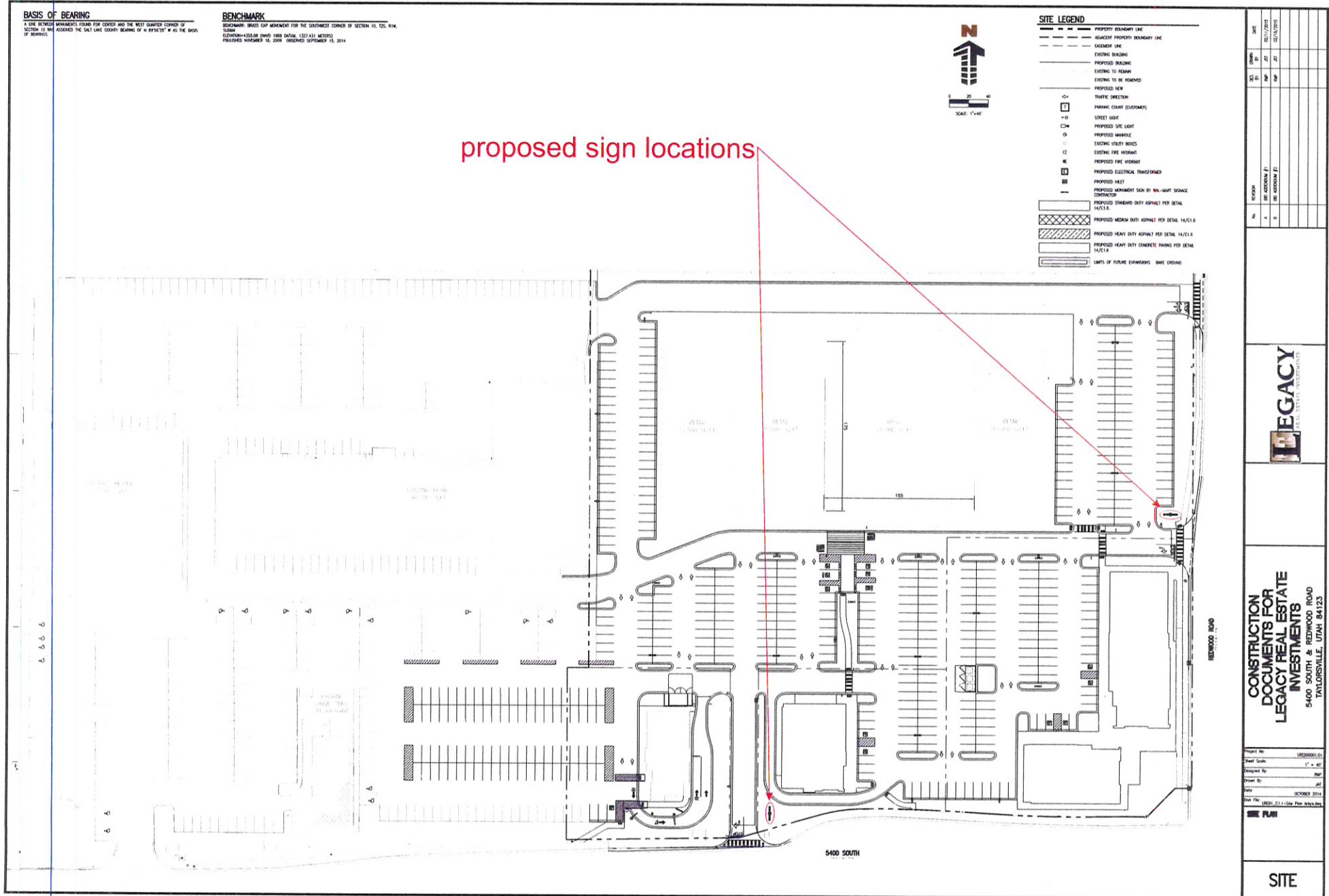
Client: Jini Parker (JLL)
Address: 1846 W 4700 S SALT LAKE CITY, UT 84129
File Name: Macey's Grocery - Pole Sign Illustration v2.ai

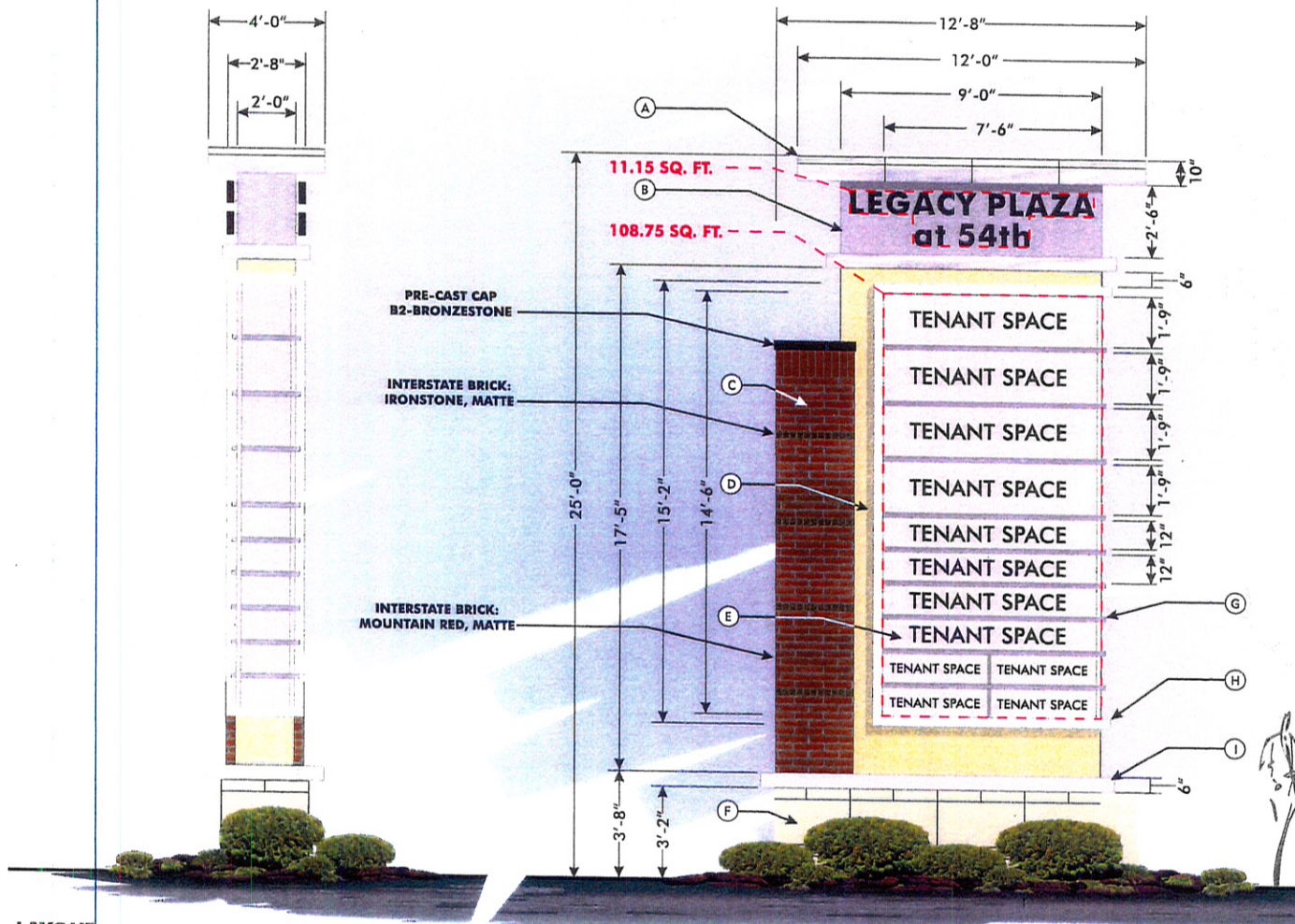
RECOMMENDED: 2721 N RULON WHITE BLVD • PLEASANT VIEW, UT • 84404

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Exhibit D-3





LAYOUT

SCALE: 1/4" = 1'-0"

SPECIFICATIONS

MFR/INST: (2) ILLUMINATED D/F SIGN DISPLAYS.

- (A) **TOP SECTION:** INTERNAL ALUMINUM FRAME WORK WITH BRUSHED SILVER ACM WITH ROUTED "V" GROOVE LINES TO EXPOSE INNER BLACK CORE MATERIAL.
- (B) **TOP CABINET:** INTERNAL ALUMINUM FRAME WORK WITH ALUMINUM SKIN PAINTED TO MATCH P3 WITH MEDIUM STUCCO FINISH AND REV/CHAN LETTERS AS FOLLOWS.
-LETTERS: REV/CHAN:
-FACES: .063 ALUMINUM PAINTED P1
-RETURNS: 3" ALUMINUM PAINTED P1
-BACKS: CLEAR LEXAN.
-STANDOFFS: 1".
-HALO ILLUMINATION: INTERNAL: WHITE LEDS (UL).
- (C) **BRICK PYLON COVER SECTION:** ALLIED TO PROVIDE SUPPORT FRAME. ALLIED TO PROVIDE BRICK. ALLIED TO INSTALL BRICK AND PRECAST CAP INTERSTATE BRICK - MOUNTAIN RED, MATTE INTERSTATE BRICK - IRONSTONE, MATTE
- (D) **SIGN STRUCTURE SECTION:** INTERNAL ALUMINUM FRAME WORK WITH ALUMINUM SKIN PAINTED TO MATCH P3 WITH MEDIUM STUCCO FINISH.
- (E) **TENANT CABINET:** INTERNAL ALUMINUM FRAME WORK WITH ALUMINUM SKIN AND RETAINERS PAINTED TO MATCH P3.
FACES: WHITE PLEX.
ILLUMINATION: INTERNAL: WHITE LED LIGHT STICKS (UL).
DIVIDER BARS: 2" ALUMINUM WITH BRUSHED ALUMINUM EMBELLISHMENTS.
- (F) **BASE:** ALLIED TO PROVIDE SUPPORT FRAME. CLIENT TO PROVIDE ARRIS CRAFT SMOOTH FACE - GINGER. ALLIED TO INSTALL MASONRY.
- (G) **DIVIDER EMBELLISHMENTS:** INTERNAL ALUMINUM FRAME WORK AS NECESSARY WITH BRUSHED ALUMINUM SKIN.
- (H) **DECORATIVE BORDER:** INTERNAL ALUMINUM FRAME WORK AS NECESSARY WITH ALUMINUM SKIN TO MATCH EIFS: E2-MANOR WHITE.
- (I) **BASE CAP:** PRE-CAST CAP ST-2. (PROVIDED BY CLIENT.)

PAINT SCHEDULE

(SCREEN AND PRINT COLORS MAY VARY FROM FINISHED PRODUCT)

- P1: BLACK SEMI GLOSS
 P2: PMS 614 C (VERIFY)
 P3: PMS COOL GREY 3C (VERIFY)

VINYL SCHEDULE

(SCREEN AND PRINT COLORS MAY VARY FROM FINISHED PRODUCT)

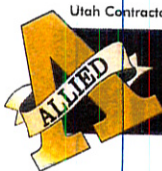
ALL TENANT VINYL TO BE VERIFIED.

COLOR AND STUCCO TEXTURE MATCHES NEEDED FROM BUILDING.

Utah Contractors: 375809-5501 • Nevada: 60486 • Colorado: 23778 • Idaho: RCE-29969

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Page 1 of 1



**ALLIED
ELECTRIC SIGN
& Awning**
Signs that build business!

OGDEN:
2924 Pennsylvania Avenue
(801) 621-4612
WWW.ALLIED-SIGN.COM

DRAWING STEPS
☐ CONCEPT
☐ ESTIMATING
☐ PERMIT/LANDLORD
☐ PRODUCTION

DRAWING REVIEW
☐ PRODUCTION REVIEW

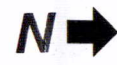
Client: LEGACY PLAZA
 Address: 5400 S REDWOOD RD.
 TAYLORSVILLE, UT
 Date: 4-23-15

SALES APPROVAL:
 Designer: JS
 Sales: BT
 File: LEGACY PLAZA TAYLORSVILLE 7-2-15

CUSTOMER APPROVAL:

SALT LAKE CITY: 1920 S 900 W 84104 • (801) 972-5503 UTAH COUNTY: 1852 N. Parkway Court, Springville, UT 84663 • (801) 489-3645





I HAVE CAREFULLY REVIEWED AND HEREBY ACCEPT
THE DRAWING(S) AS SHOWN. I REALIZE THAT ANY
CHANGES TO THESE DESIGNS MADE BEFORE OR
AFTER PRODUCTION MAY ALTER THE CONTRACT
PRICE. ALL CHANGES MUST BE IN WRITING AND
APPROVED BY BOTH PARTIES PRIOR TO PRODUCTION.

SIGNATURE & DATE

THE CUSTOM ARTWORK DEPICTED HEREIN IS
FOR REPRESENTATIONAL PURPOSES ONLY
AND MAY NOT EXACTLY MATCH THE COLORS
OF THE MATERIALS PROPOSED FOR USAGE.



 ELECTRIC SIGNS PRODUCED AT
IMAGE WORKS CONFORM TO UL 48
STANDARDS AND DISPLAY THE
UNDERWRITERS LABORATORIES LABEL.

ALL ONSITE PRIMARY ELECTRICAL CONNECTIONS BY OTHERS.

[illegible]

11046 LEADBETTER ROAD ASHLAND, VA 23005
PHONE: 804.798.5533 FAX: 804.798.5582

S SQUARED	CLIENT
TAYLORSVILLE, UT	LOCATION
KARL UFTRING	SALES REPRESENTATIVE
WAM	DESIGNER
2.26.15	DATE PREPARED
N.T.S.	SCALE
S SQUARED-TAYLORSVILLE-01	PROJECT

SITE
DRAWING IDENTIFICATION QUOTE NUMBER
1:1/5 Squared Development/Crossroads at Taylorville, Taylorville, UT/DRAWINGS/Permit Drawings

247.5 sf

[illegible]

I HAVE CAREFULLY REVIEWED AND HEREBY ACCEPT THE DRAWING(S) AS SHOWN. I REALIZE THAT ANY CHANGES TO THESE DESIGNS MADE BEFORE OR AFTER PRODUCTION MAY ALTER THE CONTRACT PRICE. ALL CHANGES MUST BE IN WRITING AND APPROVED BY BOTH PARTIES PRIOR TO PRODUCTION.

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OF THE MATERIALS PROPOSED FOR USAGE.



ELECTRIC SIGNS PRODUCED AT
IMAGE WORKS CONFORM TO UL 48
STANDARDS AND DISPLAY THE
UNDERWRITERS LABORATORIES LABEL.

ALL ONSITE PRIMARY ELECTRICAL CONNECTIONS BY OTHERS.

[illegible]

11046 LEADBETTER ROAD ASHLAND, VA 23005
PHONE: 804.798.5533 FAX: 804.798.5582

S SQUARED

TAYLORSVILLE, UT

KARL UETRING

DAN

3.25.15

NOTED

S SQUA

SIGNAL PER 1 B1

DRAWING IDENTIFICATION

100

270 sf



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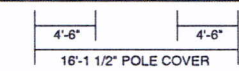
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360 sf

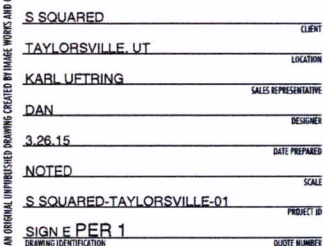


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322 sf

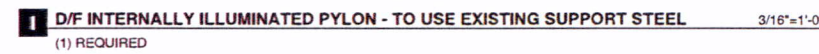


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247 sf



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