

ORDINANCE NO. 2001- 08

AN ORDINANCE AMENDING THE CITY'S OUTDOOR ADVERTISING ORDINANCE, RELATING TO SIGNS IN THE CITY OF WENDOVER, TOOELE COUNTY, UTAH.

RECITALS

1. The City Council of the city of Wendover is faced with growing concern and dissatisfaction expressed by residents and businesses in the City on the issue of outdoor advertising and in particular, off premise signs, which are regulated under Chapter 9 of the City's zoning ordinance and under the Utah Outdoor Advertising Act, U.C.A. § 72-7-501. et. seq.

2. The Planning Commission of the City has presented proposed amendments to the City's sign ordinance and the City council deems it reasonable to adopt the same, subject to the revisions and amendments made and approved by the Governing Body.

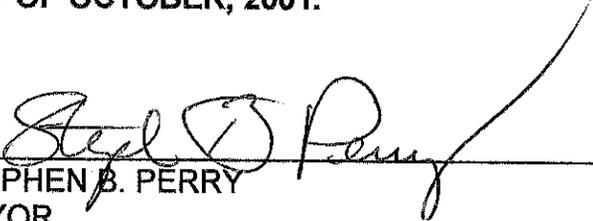
BE IT ORDAINED BY THE WENDOVER COUNCIL:

Section No. 1. Sign Regulations Enacted: The sign ordinance attached hereto as Exhibit "A" is hereby approved and adopted by the Governing Body of the City.

Section No. 2. Repealer. All previous ordinances, rules and regulations adopted by the governing body of the City relating to outdoor advertising in the City are repealed.

Section No. 3. Severability Clause. The provisions of this Ordinance and all regulations which may be adopted hereunder, are severable. If any provision of this Ordinance is held invalid or unenforceable for any reason, said invalidity or unenforceability shall not affect any other provision of this Ordinance or its application under a different circumstance.

**PASSED AND ADOPTED BY THE WENDOVER CITY COUNCIL
THIS 03 DAY OF OCTOBER, 2001.**



STEPHEN B. PERRY
MAYOR

ATTEST:



MARGARET L. WHEELER
CITY RECORDER

CHAPTER 9 – EXHIBIT “A”

- 9-1 Applicability – Exemptions.
- 9-2 Bond Requirement
- 9-3 Bond to be Executed
- 9-4 Insurance Policy in Lieu of Bond.
- 9-5 Sign Permit Required.
- 9-6 Sign Permit Fees.
- 9-7 Misleading, Unsightly, or Obscene Signs Prohibited.
- 9-8 Painting, Pasting, and Tacking Prohibited.
- 9-9 Noise Signs Prohibited.
- 9-10 Animated Signs.
- 9-11 Marquee Signs.
- 9-12 Copy Area.
- 9-13 Signs to be Removed.
- 9-14 Refusal of Owner to Remove Dangerous Signs – Removal by Inspector.
- 9-15 Signs over Streets Prohibited.
- 9-16 Signs Not to Cover Windows, Doors or Similar Openings.
- 9-17 Blanketing.
- 9-18 Signs on Public Property.
- 9-19 Signs on Private Property.
- 9-20 Maintenance of Signs.
- 9-21 Removal of Signs.
- 9-22 Signs to Comply with Zoning.
- 9-23 Compliance with Safety Regulations.
- 9-24 Erection of Signs over Public Streets or Sidewalks – Safety Precautions.
- 9-25 Promulgation of Safety Regulations.
- 9-26 Height of Signs.
- 9-27 Time Limitation for Construction Project or Land Development Signs.
- 9-28 Political or Campaign Signs.
- 9-29 Cloth Signs.
- 9-30 Electric Signs.
- 9-31 Shopping Center Signs.
- 9-32 Signs, Zones Permitted and Controls.
- 9-33 Design.
- 9-34 Construction.
- 9-35 Projection and Clearance.
- Appendix.

9-1. Application – Exemptions. The provisions of this Chapter shall apply to all signs erected in Wendover City except for the following signs which shall be exempt therefrom.

- 9-1-1. Traffic and other municipal signs, house numbers, legal notices, railroad crossing signs, and danger and warning signs.
- 9-1-2. Memorial tablets or tablets containing the name, date, erection and use of the buildings, when built into the walls of the building and construction of bronze, brass, marble, stone, or other incombustible materials.

- 9-1-3. Non-illuminated and non-floodlighted signs having an area not in excess of four square feet on private property, which advertises the place of business of a doctor, dentist, or other profession or home occupation.
- 9-1-4. Non-illuminated and non-floodlighted flat signs, wall signs, and free standing signs having an area not in excess of thirty-six (36) square feet announcing the destruction or construction or remodeling of a building or announcing the enterprise to be located in a building under construction or announcing the name and address of the architect or contractor of the building, or the owner thereof, provided that not more than one such sign shall be erected on each street frontage, and also provided that said signs are not erected more than sixty (60) days prior to construction and are removed not more than thirty (30) days after completion.
- 9-1-5. Non-illuminated and non-floodlighted religious, charitable and educational ground signs having an area not in excess of twelve (12) square feet.

9-2 Bond Required. No contractor shall be issued a permit for the erection of a sign in the City until such person shall have filed with the City Recorder a bond in the amount of \$25,000.00 or liability insurance, as specified in Section 9-3 of this ordinance.

9-3 Bond to be Executed by Qualified Surety. All bonds required to be filed under the preceding section shall be executed by a qualified surety company licensed to do business in the State of Utah and shall be conditioned for the faithful observance of the ordinances of the City of Wendover, now or hereafter enacted relating to the erection and maintenance of signs to save and keep harmless the City, its officials, and employees from all damages, liabilities, losses or judgements that may be recovered against the City by reason of negligent erection of any of the aforesaid signs, or negligent maintenance of any sign owned by, or maintained by such sign contractor.

9-4. Insurance Policy in Lieu of Bond. The City Recorder is authorized to acquire a copy of the insurance policy against loss by reason of liability for bodily injury, death, or property damage in such form as shall protect the licensee and the City from loss from any and all claims for damages arising out of the operations and activities of the licensee in pursuance of the licensed activity. The amount of such insurance shall not be less than \$50,000.00 for injury or death to any one person, no less than \$100,000.00 for injury or death to more than one person in any one occurrence, nor less than \$10,000.00 for property damage. A copy of such insurance policy shall be filed with the City Recorder. Said policy shall contain a clause providing that it shall not be cancelled without ten days prior written notice to the City. If a license shall be issued upon the basis of such policy of insurance and said policy of insurance shall lapse, be cancelled or otherwise become ineffective, the license issued upon the basis of such policy shall automatically and forthwith become void and of no effect, and the City Recorder is not required to give notice thereof to the licensee.

9-5 Sign Permit Required.

- 9-5-1. It shall be unlawful to erect or maintain or remodel any sign upon or over public or private property, with the City, until a sign permit with respect to such sign has been obtained from the Chief Building Official
- 9-5-2 No illuminated or floodlighted sign shall be connected to the electrical wiring source at a location until an electrical permit with respect thereto has been issued by the Chief Building Official.
- 9-5-3 No sign permit shall be issued to any person other than a licensed sign contractor if the cost of the sign exceeds five hundred dollars (\$500.00).
- 9-5-4 All sign permit requests shall be accompanied with two complete sets of drawings and specifications.

- 9-6 Sign Permit Fees. Before any sign permit will be issued, the permit fees, as determined from time to time by the City, shall be paid. A schedule of said fees shall be on file at all reasonable times for the City Recorder.
- 9-7 Misleading, Unsightly, or Obscene Signs Prohibited. No sign shall be erected or maintained, or be permitted to remain publicly displayed which is of misleading, fraudulent, obscene, immoral, indecent or unsightly character.
- 9-8. Pasting and Tacking Prohibited. No sign shall be pasted or glued directly on any wall or roof or affixed directly on the wall or roof by means of any similar adhesive substance. No paper or cloth signs shall be tacked directly on any wall or roof.
- 9-9. Noise Signs Prohibited. It shall be unlawful to use in connection with any sign or to use for advertising purposes any radio, phonograph, whistle, bell or any other sound or noisemaking or transmitting device or instrument for the purpose of commercial advertising.
- 9-10. Animated Signs. No animated signs shall be erected or maintained in, nor closer than seventy-five (75) feet from any residential zone. Revolving animated signs are limited to six revolutions per minute and may not have flashing lights attached thereto.
- 9-11 Marquee Signs. Marquee Signs may be placed on, attached to, or constructed in a marquee. For the purpose of determining height, projection and clearance, the tables as specified in the Uniform Building Code for marquees shall govern.
- 9-12. Copy Area. Copy area of a building façade or of multiple copy signs shall not exceed forty (40) percent of the background facing to which it is applied.
- 9-13. Signs to be Removed. If a sign does not conform with the requirements of this Chapter or if a sign does not conform to the provisions of Sections 9-23 and 9-24 of this ordinance, the Chief Building Official shall proceed in any manner he/she deems necessary to cause the removal of the sign or the rebuilding of the sign to conform with the requirements of this Chapter or to remedy the defects therein.
- 9-14. Refusal of Owner to Remove Dangerous Signs – Removal by Inspector. Where immediate action is deemed necessary to protect life, limb or property and where the owner of a sign or the owner of the property on which the sign is erected fails to remove such sign pursuant to notice from the Chief Building Official within a specified time fixed in such notice, the Chief Building Official may proceed in any manner deemed necessary to cause the immediate removal of such sign. The Chief Building Official shall certify a statement of the expenses incurred in such removal to the City Clerk who shall in turn assess and charge the same against the real estate upon which the sign was erected, and unless said assessment is paid within ninety (90) days after and from the date of notice thereof, the same shall, when recorded in the Offices of the County Clerk and Recorder of the City of Wendover, become a lien upon the real estate whereon the sign is erected and collectible in the same manner as general taxes.
- 9-15. Signs Over Streets Prohibited. It shall be unlawful to erect and /or maintain any sign over any street or alley.
- 9-16. Signs not to Cover Windows, Doors or Similar Openings. No signs shall cover window, doorway, or other opening providing light, ventilation or exit facilities which are required by the Building Code or which are deemed by the Fire Department to be necessary to give Fire Department access to the building, or to afford fire protection in the event of a fire; provided, however, that flat signs, wall signs, cloth signs and projecting signs shall be permitted to cover transom.
- 9-17. Blanketing. To prevent blanketing, no projecting or marquee sign shall be erected to project more than twenty-four (24) inches. Projection shall be measured from the facing of the structure to which the sign is attached.

9-18. Signs on Public Property. It shall be unlawful for any person to fasten or attach, paint or place, any sign, handbill, poster, advertisement or notice of any kind or sort, whether political or otherwise or to cause the same to be done in or upon the curbstone, lamp post, telephone pole, electric light, or power pole, hydrant, bridge or tree, or in or upon any portion of any sidewalk or street. It shall be unlawful to paste, place, paint or attach any sign defined in this Chapter on any building, street, or property of the City of Wendover.

9-19. Signs on Private Property. It shall be unlawful for any person to fasten or attach, paint or place, any sign as defined in this Chapter upon any private wall, window, door, gate, fence, or sign or upon any other personal property without the consent of the owner, or leasee, or someone authorized to act on behalf of such owner or leasee.

9-20. Maintenance of Signs. Signs regulated by this ordinance shall be maintained in good visual appearance and structural condition at all times. The City, its Chief Building Official, and its other agents shall in no way be liable for negligence or failure of the owner, or the persons responsible for maintaining any sign, to keep such sign in good condition, or be responsible for any damage caused by defective conditions.

9-21. Removal of Signs. Any person occupying a building or portion of a building, who owns or maintains a sign in connection therewith, shall upon vacating the premises or discontinuing the business advertised cause the sign to be removed. Any person who owns and maintains a sign which is maintained for the benefit of another person who occupies a building or part of a building whereon the sign is located shall cause the sign to be removed if the person for whom the sign is maintained vacates the premises. Failure of the owner of the sign or of the person responsible for maintaining same to remove the sign within thirty (30) days after notice from the Chief Building Official shall be considered as a violation of this ordinance and shall subject the owner of the sign and the owner of the property to the penalties herein prescribed.

9-22. Signs to Comply with Zoning Provisions. All signs shall be erected and maintained in full compliance with the provisions of each zone.

9-22-1 Any sign not in compliance with the provisions of each zone and which was erected or installed without a permit, shall be removed within thirty (30) days upon notification from the Chief Building Official.

9-22-2 Signs for which permits were previously issued and which are made nonconforming by the provisions of this ordinance shall be permitted to remain. Under no circumstances shall such nonconforming signs be remodeled or replaced. The provisions of Section 9-14 of this ordinance shall apply to such nonconforming signs.

9-22-3 Any existing sign, conforming to the provisions of this ordinance relative to size and location, but nonconforming to structural requirements shall be removed or replaced within one (1) year upon written notice from the City. However, if they are deemed to be a hazard or more than fifty (50) percent damaged, they shall be removed or repaired in accordance with the structural requirement of this Chapter within ten (10) days after receiving notice from the City.

9-22-4 Any sign determined to be abandoned shall be removed within thirty (30) days of notification by the Chief Building Official to the property owner and/or owner of the business advertisement and/or owner of the sign.

9-23. Compliance with Safety Regulations. It is unlawful for any person erecting any sign or other advertising structure to fail to comply strictly with the requirements of this Chapter and any and all regulations pertaining to safety promulgated by the City Recorder pursuant to Section 9-26.

9-24. Erection of Signs over Public Streets or Sidewalks – Safety Precaution. Whenever any sign or other advertising structure shall be erected in whole or in part on any public street or sidewalk, the person or persons performing the work shall, before proceeding to erect the same, take all precautions necessary to insure the safety of persons and property on such street or sidewalk. Before hoisting any material whatsoever above the surface of any street or sidewalk or placing any material upon the traveled portion of any street or sidewalk, the

persons or person performing such work shall exclude the traveling public from the portion of such street or sidewalk in which such work is to be done by means of suitable barriers, protected walkways, and warning devices approved by the Chief Building Official, and whenever said Official shall deem it necessary under the conditions then existing shall provide a guard or guards to exclude all persons not concerned in the work from the portion of the street or sidewalk in which the work is to proceed. When hoisting any sign or advertising structure above the surface of any street or sidewalk, the same shall be accomplished by hoisting devices of approved design and adequate capacity to accomplish the work in accordance with approved engineering practices, all of which hoisting equipment shall be kept and maintained in good and workable condition.

9-25. Promulgation of Safety Regulations. The City is authorized to establish such rules and regulations as it may find to be reasonably necessary to protect the public from injury in the course of the erection of signs and other advertising structures and when such regulations are established, all sign contractors and holders of sign permits shall comply strictly therewith. Such regulations shall be established by resolution or ordinance duly adopted by the City Council, a copy thereof to be furnished to all persons who request the same. All sign contractors and holders of sign permits shall comply strictly therewith.

9-26. Height of Signs. No sign shall exceed the Height Limitations established for each zone as set for in the Appendix of this Chapter.

9-27. Time Limitation for Construction project or land Development Signs. No construction project or land development sign shall be erected earlier than sixty (60) days prior to beginning of construction and shall be removed within thirty (30) days after such construction is completed.

9-28. Political or Campaign Signs. Political or campaign signs are permitted in accordance with the following provisions provided that any such sign shall be erected not earlier than sixty (60) days prior to the election at which time the candidates or measures will be voted upon and shall be removed within fifteen (15) days after such election, campaign or event:

9-28-1 In any residential zone, there is permitted not more than one stationary, unlighted, temporary sign on any lot or contiguous parcels of land under one ownership on behalf of candidates for public office or measures on the ballot, provided that any such sign shall not exceed six (6) feet in height or six (6) square feet in area for R-1, R-2 zones, and ten (10) feet in height or sixteen (16) square feet in area for an R-3 zone. If attached, such sign shall not exceed the height of the eaves line of the building.

9-28-2 In commercial and industrial zones, there is permitted one or more temporary signs on a lot on behalf of a candidate for public office, or of a measure on the ballot or announcing a campaign, drive or event of a civic, philanthropic, educational, or religious organization, provided that:

a) The total of such sign or signs on any lot shall not exceed sixty-five (65) square feet, - except that larger signs may be placed upon any legally existing sign structure. If detached, signs shall not exceed fifteen (15) feet in height, and if attached, not more than twenty-five (25) feet in height.

b) No such sign shall be a roof sign, except upon a legally existing sign structure, and no signs shall be erected in any required yard setback area unless attached to building.

9-29. Cloth Signs. Permits may be issued by the Chief Building Official upon approval by the City Recorder for hanging of display banners or other cloth decorations for special occasions, such as religious, charitable, civic or festive occurrences, or for Christmas decorations, or in celebration of some event of religious, national, state, or civic significance or in honor of a visit from a person or persons of note. It is specifically prohibited to incorporate in any such decorations any political advertising or advertising of a commercial nature. The Chief Building Official may permit such signs to be hung over public streets or walks after proper approval. Permits issued pursuant to this Section may be issued without charge of any fees, but shall specify a period of time during which time such signs shall be permitted to be used.

9-30 Electric Signs. All signs which utilize or are illuminated by electricity shall comply with the Electrical Code and Fire Prevention Code as adopted or as hereafter adopted by the City.

9-31. Shopping Center Signs. In shopping centers, frontage for each separate store shall be based on the width of the front of each business, and signs for such businesses shall be attached to the front of each store. One detached or attached sign for each street frontage may be used to designate the name of the shopping center. In no instance may shopping center name signs be a multiple copy or advertise any business in the center.

9-32. Signs, Zones Permitted and Controls. The Appendix to the Chapter is hereby made a part of this Chapter by reference. It is unlawful for any person to erect or otherwise install a sign having a size or height greater than allowed in this Appendix. It is unlawful for any person to erect or otherwise install a sign located on the site or in a zone in violation of the controls specified in this Appendix.

9-33 Design.

9-33-1 Signs and sign structures shall be designed and constructed to resist wind and seismic forces as specified in this Chapter. All bracing systems shall be designed and constructed to transfer lateral forces to the foundations. For signs on buildings, the dead and lateral loads shall be transmitted through the structural frame of the building to the ground in such manner as not to over stress any of the elements thereof.

9-33-2 The overturning moment produced from lateral forces shall in no case exceed two-thirds of the dead-load resisting moment. Uplift due to overturning shall be adequately resisted by proper anchorage to the ground or to the structural frame of the building. The weight of earth superimposed over footings may be used in determining the dead-load resisting moment. Such earth shall be carefully placed and thoroughly compacted.

9-33-3 Signs and sign structures shall be designed and constructed to resist wind forces as specified in the Uniform Building Code, thirty (30) feet above ground with adjustment in pressure for height as outlined in the Uniform Building Code, and Seismic Zone III.

9-33-4 No sign shall be placed on top of or suspended from the bottom of another sign over public or private property unless application is made to the Chief Building Official with necessary calculations to show that the sign is structurally sound and safe to support the additional weight, display area and wind resistance and is properly fastened to the existing sign structure.

9-33-5 The Chief Building Official shall require that sufficient technical data be submitted to substantiate the proposed use of any plastic material, and if it is determined that the evidence submitted is satisfactory for the use intended, he/she may approve its use. Design and construction with plastic material shall be in conformance with the Uniform Building Code.

9-34. Construction. The supports for all signs or sign structure shall be placed in or upon private property and shall be built, constructed and erected in conformance with the requirements of the Uniform Building Code.

9-35 Projection and Clearance.

9-35-1 All types of signs shall conform to the clearance and projection requirements of this Chapter.

9-35-2 Signs shall be located not less than six (6) feet horizontally or (12) feet vertically from overhead electrical conductors which are energized in excess of 750 volts. The term "overhead conductors" as used in this Section means any electrical conductor, either bare or insulated, installed above the ground except such conductors which are enclosed in rigid conduit or other material covering of equal strength.

- 9-35-3 No sign or sign structure shall be erected in such a manner that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit or standpipe.
- 9-35-4 Signs erected within five (5) feet of an opening in an exterior wall shall be constructed of incombustible material or Uniform Building Code approved plastics.
- 9-35-5 No sign or sign structure shall project into any public alley or street.
- 9-35-6 For purposes of illumination, lights shall not extend more than eight (8) feet from the sign structure if attached to such structure.

APPENDIX "A"

MAJOR SIGN GROUPS	Zones in which sign is permitted	Maximum size of sign area(s); lineal spacing of signs; total area of all signs on property.	Maximum height regulations.	Location of sign on site
BUSINESS SIGN: A sign which directs attention to a use conducted, a commodity sold, or service performed on the premise. A maximum of 10% of copy area may be multiple copy.	C-2, M-1, M-2	2 sq. ft. per lineal ft. of frontage with a maximum of 200 sq. ft.	25 sq. ft. unless attached to a building and then not more than 40 ft. above roof or parapet wall	Must not be placed on or extend over public property. No projecting sign shall extend more than 24 inches from the building to which it is attached.
	Non-Conforming uses in residential zones.	One sign per use. 1 sq. ft. per lineal ft. of frontage with a maximum of 50 sq. ft.	15 ft.	
IDENTIFICATION AND INFORMATION SIGN: Flat sign displayed to indicate the name or nature of a building or use. Includes all professional and business buildings, home occupation, apartment, and public and semi-public buildings, and directional sign.	All zones	6 sq. ft. in all zones except 12 sq. ft. in zones permitting professional and business offices.	Shall not extend above roof line or parapet wall.	Must not be placed on or extend over public property.
OFF PREMISE SIGN: A sign which directs attention to a use, product, commodity or service not related to the premise on which it is located.	The construction or erection of off-premise signs at new locations within the City is prohibited. The Planning Commission may consider and recommend, and the City Council may approve or amend, applications for the construction or reconstruction of new off-premise signs where the same will have the effect of removing an existing off-premise sign from the corridor parallel to and within 300 feet from the centerline of Wendover Boulevard (State Highway 40) between Interstate 80 on the east and extending to the state line on the west, or from other residential or commercial areas of the City. The size and height restrictions for such signs shall be consistent with the requirements of the Utah Outdoor Advertising Act, U.C.A. §72-7-501, et. seq.			

SIGN TYPE AND DEFINITIONS

ANIMATED SIGN: A sign which involves motion or rotation of any part, created by artificial means or displays flashing or intermittent lights.	C-2, M-1, M-2	See applicable Major Sign Group.	See applicable Major Sign Group.	See applicable Major Sign Group.
CONSTRUCTION PROJECT SIGN: A temporary sign identifying a construction project. Maintains name construction firm(s) architect and developer.	R-1	32 sq. ft.	10 ft.	On premise under construction.
	C-2, M-1, M-2	32 sq. ft.	10 ft.	

APPENDIX "A"
-CONTINUED-

SIGN TYPE AND DEF-	Zones in which sign is permitted	Maximum size of sign area(s); lineal spacing of signs; total area of all signs on property	Maximum height regulations	Location of sign on site
DIRECTIONAL SIGN: On premise incidental sign designated to guide or direct pedestrian or vehicular traffic	All zones	See applicable Major Sign Group.	See applicable Major Sign Group.	See applicable Major Sign Group.
FLAT SIGN: Attached to a building or other structure that projects less than 18 inches beyond the building, but extends parallel or substantially parallel thereto.	All zones	See applicable Major Sign Group.	See applicable Major Sign Group.	See applicable Major Sign Group.
FREE STANDING SIGN: A sign which is supported by one or more columns, uprights or braces in or upon the ground.	All zones	See applicable Major Sign Group.	See applicable Major Sign Group.	See applicable Major Sign Group.
MARQUEE SIGN: Any sign attached to or made an integral part of a marquee.	C-2, M-1, M-2	See applicable Major Sign Group.	Not less than 12 ft. if more than 2/3 the distance from property line to curb. 8 ft. if less than 2/3.	Copy of the sign shall not extend more than 8 inches horizontally beyond the limits of the marquee face.
NAME PLATE: A sign indicating the name of a person or persons residing in the premises.	All zones	1 ½ sq. ft.	None	None
PROJECTING SIGN: Any attached sign extending in whole in part more than 18 inches beyond the building line.	C-2, M-1, M-2	See applicable Major Sign Group, Maximum projection 12 ft. or 3 ft. from back of curb.	See applicable Major Sign Group, Minimum of 10 ft.	No projecting sign may extend more than 24 inches from the building to which it is attached.
ROOF SIGN: Any sign erected upon or supported by the roof or parapet wall.	C-2, M-1, M-2	See applicable Major Sign Group.	20 ft. above roof or parapet wall.	See applicable Major Sign Group.
SPECIALTY SIGN: Includes wind, banner, portable "A-frame" or bench ads	Not to exceed 16 sq. ft.	Not to exceed 16 sq. ft.	Not to exceed 16 sq. ft.	Not to exceed 16 sq. ft.
TEMPORARY SIGN: A sign which is intended to advertise activities or projects on a temporary basis.	All zones	See applicable Major Sign Group	See applicable Major Sign Group	See applicable Major Sign Group.
WALL SIGN: A sign which is affixed to an exterior wall and which projects not more than 8 inches and which does not extend more than 2 ft. above the parapet, eaves or building facade	All zones	See applicable Major Sign Group.	See applicable Major Sign Group.	See applicable Major Sign Group.

THIS PAGE BLANK