

July 30, 2024

Jason Helm
PO Box 891
Stilwell OK 74960

*Re: Reject Permit Application
US-59, Adair County*

Dear Mr. Helm:

The enclosed documents have been processed and the above-referenced application has been rejected due to proposed site not meeting Highway Beautification standards of a "business area." As you are aware to obtain a Class "A" Permit, a sign site must be located within a business area which is defined as follows:

- ◆ Zoned commercial or industrial.
- or*
- ◆ Un-zoned but within 600 ft. of a conforming commercial/industrial activity as defined by Highway Beautification regulations for the purpose of allowing outdoor advertising.

The proposed sign site is located on a property that is zoned Residential according to the City of Stilwell. Although the property was granted an amendment to allow for commercial use, the property is still zoned residential and does not offer any commercial development for the property other than the proposed billboard. Giving the appearance of "Strip" or "Spot" zoning. Federal Regulations 23 CFR 750.708(b): (See Attached)

We are returning your application and other pertinent documentation, as well as Voucher No.336.

If you have any questions or have documentation which would prove contrary to these findings, please feel free to contact our office at (405)521-3005.

Respectfully,



Thomas Davis
Transportation Specialist
Outdoor Advertising Control Branch

Enclosures
TD/

**OKLAHOMA DEPARTMENT OF TRANSPORTATION
APPLICATION FOR SIGN REGISTRATION & PERMIT
(See back of form for instructions.)**

12. Staked location photo

FOR OFFICIAL USE ONLY		
MGR. INITIALS	OWNER NO. <u>2741</u>	REG. NO.
\$100.00 FEE AMOUNT	APPLICATION NO.	SIGN FILE NO.

OAC JUL 17 2024

Part I - SIGN OWNER INFORMATION

101 Applicant's Name: Taron Neil Helm 102 Address: PO Box 891
 103 City: Stilwell 104 State: OK 105 Zip Code: 74960
 106 Telephone No. (918) 696-9114 107 Fax No. () 108 Email Address: billsauto2@gmail.com

Part II - LOCATION OF SIGN SITE

201 Located on Hwy.: 59 202 Side of Hwy.: E 203 County Name: Adair 204 City Name: Stilwell
 205 Nearest Intersecting Hwy.: 59+51E 206 Direction from Intersection: S 207 Distance from Intersection: 1/4 mile 208 Distance from Right-of-Way: 100
 209 GPS Coordinates: Latitude: 35.82313° N Longitude: 94.62477° W

Part III - LAND OWNER INFORMATION (No. Assigned: 17769)

301 Land Owner's Name: J Helm Properties 302 Address: 902 N Flint
 303 City: Stilwell 304 State: OK 305 Zip Code: 74960
 306 Telephone No. (918) 696 9114 307 Have you enclosed proof of land use consent? YES NO

Part IV - PHYSICAL DESCRIPTION OF SIGN

401 DIMENSIONS: Height of Facing: 10 ft. (Cannot exceed 25 ft.) Width of Facing: 20 ft. (Cannot exceed 60 ft.) Overall Height Above Ground: 25 ft. (No limit by state)
 402 TYPE OF SIGN: Single Side-by-Side Stacked V-Type (Cannot exceed 30 ft.) Back-to-Back Tri-Vision (Rotating Slats)
 403 NO. OF PANELS: 2 404 WILL SIGN BE ILLUMINATED? YES NO If yes, will it be an LED/digital display? YES NO (Advertising Displays)

Part V - ZONING AND COMMERCIAL/ INDUSTRIAL QUALIFICATIONS (One of these options is required for Class A Permit. However if applying for a Class C (Informational) Permit, this section does not apply.)

ZONED AREA ONLY 501 - Is proposed location zoned? YES NO (If answer is no, then go directly to Item 505.)
 502 - What is the zoning designation? commercial/residential (Must be some type of commercial, industrial or business designation.)
 503 - Who is the zoning authority? City of Stilwell
 504 - If the area is zoned, a Zoning Confirmation from must be completed and attached. (Form OAC Z-504 or its equivalent.)

UNZONED AREA ONLY 505 - Is proposed location within 600 ft. of a conforming business? (Refer to OAC §730:35-5-12[a][2]) YES NO
 506 - What is the name of the business? taco bell
 507 - Please attach a diagram depicting the layout of the business and the proposed sign site.

Part VI - ACKNOWLEDGMENT

Have you read all of the statutes and regulations pertaining to outdoor advertising control? YES 59-01-04 Div 1

REMARKS: _____ Inspector Pre-review: _____

STATE OF: Oklahoma County of: Adair \$
Taron Helm being of lawful age and first duly sworn upon oath deposes and states the following:
 I, on behalf of X myself (or) _____ as authorized representation of the organization listed above as Applicant, so attest that I have read the foregoing information and that the facts set out therein are true and correct to the best of my knowledge and belief.
 Signature of Applicant or Representative: Taron Helm
 Signature of Notary: Diana R Winney
 NOTARY PUBLIC: Subscribed and sworn to me this 12 day of July, 2024
 My commission expires: 12-4-26

Building Permit



Permit #: 20240246

Property Information

Billboard for Advertising

Owner Information

Jason Helm/Bills Board Ads, LLC

PO Box 891

918-696-9114

Construction Information

Other

Billboard

Billboard for Advertising

0

200

Contractor

Type	Name	Address	Phone	Email
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Fees

Name	Amount
OUBCC Permit Fee	\$4.50
Signs	\$110.00
Total:	\$114.50

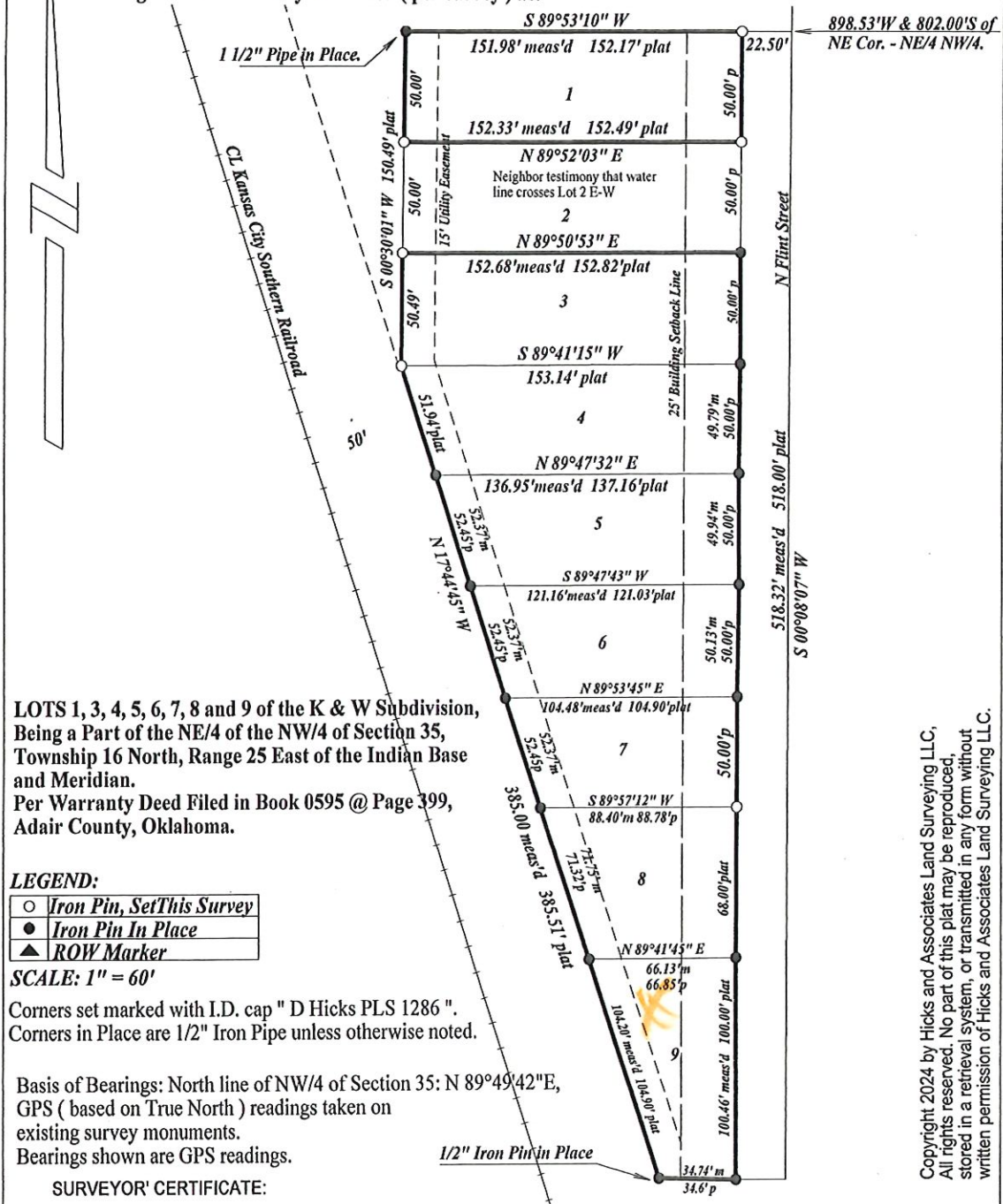
Issued by:

Date: 07/12/2024

PLAT OF SURVEY

for: JHELM PROPERTIES LLC

A Boundary Survey of a Tract of Land Located in the NE/4 of the NW/4 of Section 35, Township 16 North, Range 25 East of the Indian Base and Meridian, Adair County, Oklahoma, Being More Particularly Described (per survey) as:



LOTS 1, 3, 4, 5, 6, 7, 8 and 9 of the K & W Subdivision, Being a Part of the NE/4 of the NW/4 of Section 35, Township 16 North, Range 25 East of the Indian Base and Meridian. Per Warranty Deed Filed in Book 0595 @ Page 399, Adair County, Oklahoma.

LEGEND:

○	Iron Pin, Set This Survey
●	Iron Pin In Place
▲	ROW Marker

SCALE: 1" = 60'

Corners set marked with I.D. cap " D Hicks PLS 1286 ". Corners in Place are 1/2" Iron Pipe unless otherwise noted.

Basis of Bearings: North line of NW/4 of Section 35: N 89°49'42"E, GPS (based on True North) readings taken on existing survey monuments. Bearings shown are GPS readings.

SURVEYOR' CERTIFICATE:

I, Allen Darcy Hicks, Oklahoma Professional Land Surveyor #1286, do hereby certify that the plat hereon correctly represents a survey made under by supervision, and that this survey is based on existing County Records and existing Survey Monuments, available at the time of this survey; and that the Survey and Plat hereon were made for the client or client's so named per this plat, pursuant to their request and for their specific use and benefit only. Except as specifically stated or shown on this plat, this survey does not reflect any of the following which may be applicable to the subject real estate: easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, and any other facts which an accurate and current title search may disclose. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor, there may exist other documents of record which would affect this parcel. I further certify that this plat meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. No responsibility is assumed herein or hereby to the future land owners or occupants.

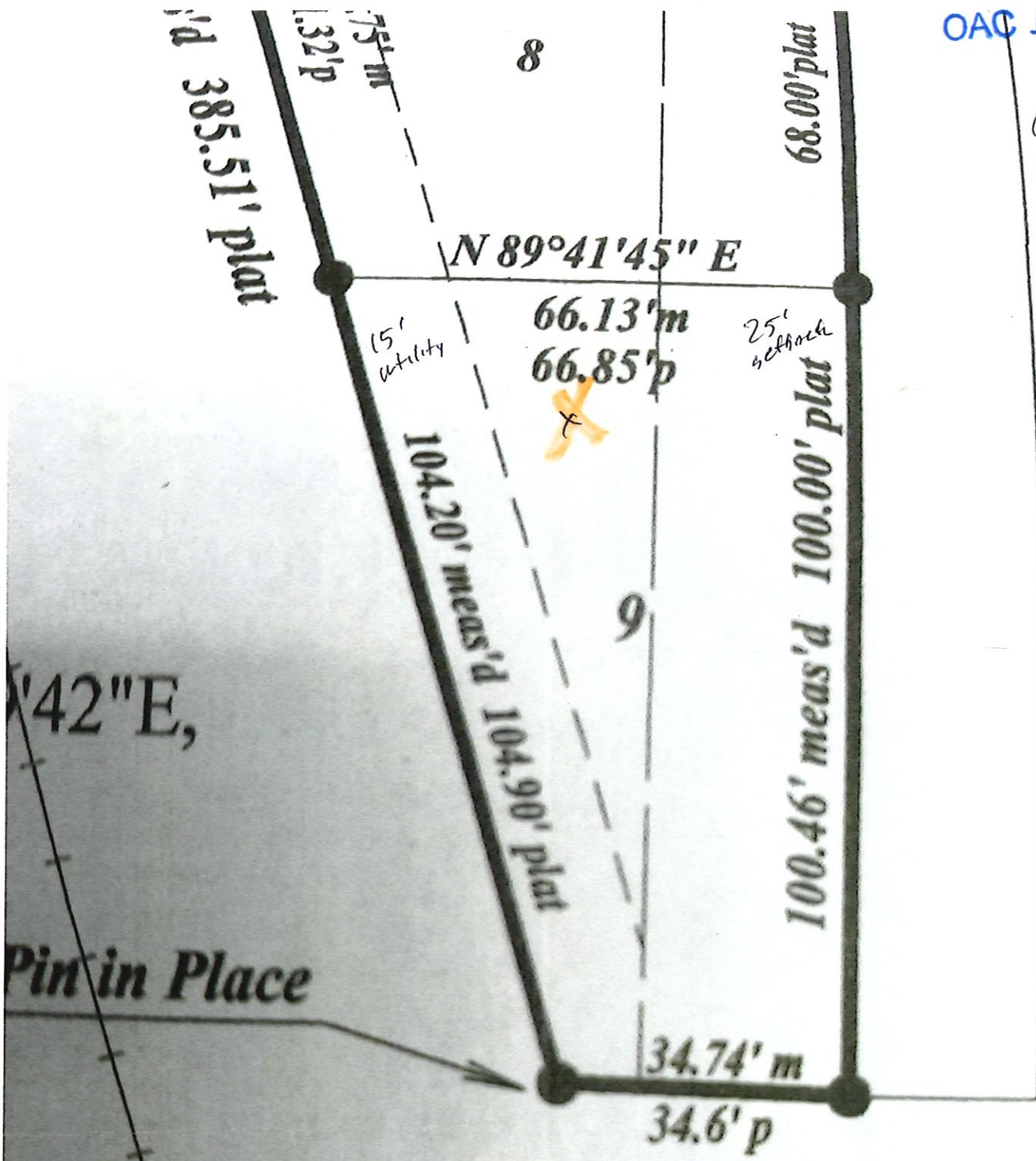
HICKS AND ASSOCIATES
LAND SURVEYING LLC
 20186 W. QUAIL DR. COOKSON OK 74427
 918 457 5892
 CA 2143 LS

WARNING
 If this document is missing embossed seal, it is an unauthorized copy which may have been altered or modified, and cannot be used for any purposes without written permission from Allen Darcy Hicks.

Allen Darcy Hicks 06-18-24
 Allen Darcy Hicks, Okla. PLS #1286
 Date: June 18, 2024
 Site Visit: June 07, 2024

Copyright 2024 by Hicks and Associates Land Surveying LLC. All rights reserved. No part of this plat may be reproduced, stored in a retrieval system, or transmitted in any form without written permission of Hicks and Associates Land Surveying LLC.

902 N. Flint



'42"E,

Pin in Place

286, do hereby certify that the plat hereon
 ed on existing County Records and existing
 at hereon were made for the client or client's
 nefit only. Except as specifically stated or sh
 cable to the subject real estate: easements,
 other land-use regulations, and any other fact

Confirmation of Zoning

OAC JUL 17 2024

(Must be completed for each zoned location)

Name of Applicant: Jason N Helm

Location of Property: 902 N Flint Stillwell OK 74960
(Location description must coincide with description given on the application form.)

In the Corporate Limits of: Stillwell OK
(If not inside the corporate limits of any town or city Please enter none.)

▶ The remainder of this form must be completed by the proper zoning authority. ◀

1. What is the zoning designation of the above-referenced property?
Mixed Use Residential/Commercial
2. Does your city/county have a comprehensive zoning/development plan? (An official plan or map which outlines the intended use of properties located inside of your jurisdiction.) Yes No
3. If yes, does the above-referenced property's zoning designation meet with the plan guidelines? Yes No
4. Was this zoning designated within the last two years? Yes No
(If yes, a copy of the zoning application and the approved documentation must be attached.)

CITY OF STILLWELL
Name of Authority (City, County etc.)

918-696-7143
Telephone No.

SHAWN NOBZ
Printed Name of Zoning Official

Community Development
Title


Signature of Zoning Official

7/12/24
Date

*If the zoning designation is PUD, SPUD or Corridor, a copy of the approved plan must be submitted with application.

(Notice: Completion of this form does not constitute official permission or clearance from any local government - this form is solely for the purpose of zoning verification to be used by the Oklahoma Department of Transportation.)

Re: [EXTERNAL] Re: Staked Location Photo

Thomas Davis <TTDAVIS@ODOT.ORG>

Thu 7/18/2024 8:34 AM

To: Kellie Perkins <KPERKINS@ODOT.ORG>

No you don't have to. I can get them. Thank you Kellie.

Get [Outlook for iOS](#)

From: Kellie Perkins <KPERKINS@ODOT.ORG>

Sent: Thursday, July 18, 2024 8:23:35 AM

To: Thomas Davis <TTDAVIS@ODOT.ORG>

Subject: Fwd: [EXTERNAL] Re: Staked Location Photo

Here are the staked location photos. Do you need me to print them out?

Kellie

From: JASON HELM <billsauto7@gmail.com>

Sent: Wednesday, July 17, 2024 5:59:47 PM

To: Kellie Perkins <KPERKINS@ODOT.ORG>

Subject: [EXTERNAL] Re: Staked Location Photo

See attached



Sent from my iPhone

On Jul 17, 2024, at 11:20 AM, Kellie Perkins <KPERKINS@odot.org> wrote:

Good Afternoon,

Please e-mail 2 staked location photos to this e-mail the photos should be taken from 2 different angles to assist ODOT personnel in locating the proposed site.

Kellie Perkins

Outdoor Advertising Control Branch
Permits & Licensing Manager
Cell: (405) 388-4867
Office: (405) 521-3005

Oklahoma Department of Transportation
200 NE 21st Street Room 2 A-1
Oklahoma City, Oklahoma 73105

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