



OKLAHOMA DEPARTMENT OF TRANSPORTATION

Outdoor Advertising Control

200 N.E. 21st Street
Oklahoma City, OK 73105-3204
(405) 521-3005

December 28, 2022

Big Time Billboards
Attn: Sam Stokely
10900 S 209th E Ave
Broken Arrow OK 74014

Sign Owner No.: 2773
Re: New Sign Application
I-44, Lincoln County
Property Owner: Sara & Mark Poskey

Dear Mr. Stokely:

The enclosed application could not be processed due to the proposed location being within 1000 feet of sign registration number 12155 which is also currently in a lease dispute that will have to be handled outside of this office. There is also a second disqualifier, a Class "C" sign that is located within 1000' of your proposed sign site. Sign registration no. 12155 was approved under the old spacing standards of 500 feet, and any new applications would have to meet the current spacing requirement of 1000 feet.

We are returning your application, check number 5824, and the other documentation that you submitted to our office.

If you have any questions or feel that these findings are incorrect, please contact this office to discuss (405)52-3005.

Respectfully,

Barbara Hoppes
Branch Manager
Outdoor Advertising Control Branch

BH

Enclosures

Cc Sara and Mark Poskey
PO Box 589
Stroud OK 74079

Kellie Perkins

From: Derek Vinson
Sent: Thursday, December 22, 2022 8:39 AM
To: Kellie Perkins
Cc: Barbara Hoppes; Thomas Davis
Subject: BIG TIME APPLICATION -NO LEASE 12155
Attachments: BigTimeApp1222.pdf

Kellie,

This application will have to be returned it within 1000ft. of a permitted sign on the property. There is currently a lease dispute that has not been resolved as far as I know. There is also a CLSC sign that is within 1000ft of this location.

Derek Vinson
Outdoor Advertising Control

Oklahoma Dept. of Transportation
Right-of-Way & Utilities Division
200 NE 21st Street, Room 2A1
Oklahoma City, OK 73105

(405)521-3005 (office)

(405)627-7415 (cell)

(405)522-0386 (fax)

E-mail: dvinson@odot.org



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

FOR OFFICIAL USE ONLY		
MGR. INITIALS	OWNER NO. <u>2773</u>	REG. NO.
FEE AMOUNT \$100.00	APPLICATION NO.	SIGN FILE NO.

OAC DEC 22 2022

Part I - SIGN OWNER INFORMATION

101 Applicant's Name: Big Time Billboards Address: 10900 S 209th E Ave
 103 City: Broken Arrow State: OK Zip Code: 74014
 106 Telephone No. (918) 402 9016 Fax No. () NA Email Address: Sam@primetimeok.com

Part II - LOCATION OF SIGN SITE

201 Located on Hwy.: I-44 of Hwy.: S 202 Side
 203 County Name: Lincoln 204 City Name: Stroud
 205 Nearest Intersecting Hwy.: 99 206 Direction from Intersection: E 207 Distance from Intersection: 1.27 208 Distance from Right-of-Way: 10
 (Cannot exceed 25 ft.) (Cannot exceed 60 ft.) (No limit by state)
 GPS Coordinates: Latitude: 35 751539 Longitude: -96 684173

Part III - LAND OWNER INFORMATION (No. Assigned: 17622)

301 Land Owner's Name: Sara & Mark Poskey Address: Po Box 589
 303 City: Stroud 304 State: OK 305 Zip Code: 74079
 306 Telephone No. (918) 290-9880 307 Have you enclosed proof of land use consent? YES NO

Part IV - PHYSICAL DESCRIPTION OF SIGN

401 DIMENSIONS: Height of Facing: 25 ft. Width of Facing: 40 ft. Overall Height Above Ground: 70 ft.
 (Cannot exceed 25 ft.) (Cannot exceed 60 ft.) (No limit by state)
 402 TYPE OF SIGN: Single Side-by-Side Stacked V-Type Back-to-Back Tri-Vision (Rotating Slats)
 (Cannot exceed 30 ft.)
 403 NO. OF PANELS: 1 404 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 **UNZONED 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? I (Must be some type of commercial, industrial or business designation.)
 503 - Who is the zoning authority? Stroud
 504 - If the area is zoned, a Zoning Confirmation from must be completed and attached. (Form OAC Z-504 or its equivalent.)
 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?
 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 44-41-34 Div 3

REMARKS: Inspector Pre-review:

STATE OF: Oklahoma County of: Tulsa
Sam Stokely being of lawful age and first duly sworn upon oath deposes and states the following: # 00016188

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: Sam Stokely
 Signature of Notary: Rhonda A. Fisher
 Commission expires: Dec 15 day of, 20 My 22
 NOTARY PUBLIC: Subscribed and sworn to me this _____ day of _____, 20 My _____



BIG TIME BILLBOARDS, LLC
10111 E. 45th Place
Tulsa, OK 74146
PHONE: (918) 402-9016, fax (918) 663-8502

SIGN LOCATION LEASE AGREEMENT

2321 W Hwy 66 Stroud physical

Date: NOV 16 2022
Name: Big Time Billboards, L.L.C.
Name: Sara Poskey Mark Poskey
Name: _____
Social Security/ Federal ID Number: _____

Structure Number: _____
Address: 10111 E. 45th Place, Tulsa, OK 74146
Address: PO Box 589 Stroud 74079
Phone: 918 290 9880 290-9890

THIS LEASE AGREEMENT (the "Lease") is entered into, to be effective the 16 day of NOV 2022, by and between Sara & Mark Poskey, a single person, a husband and wife as Trustee, President, Manager ("Lessor") and BIG TIME BILLBOARDS, L.L.C., an Oklahoma limited liability company ("Lessee").

1. **Grant; Premises; Use.** Lessor, the owner of the hereinafter described real estate, leases and exclusively grants to Lessee and Lessee Leases from Lessor for the term, at the rental, and upon all of the conditions set forth herein, the property described in Exhibit "A", as well as all easements, rights-of-way, privileges, ingress and egress rights and other appurtenances thereto (the "Premises"), attached hereto and incorporated by reference, including a portion of land sufficient to support an outdoor advertising sign structure and faces (the "Sign"), for the purpose of erecting, placing and maintaining the Sign, on Lessor's property. Lessor grants to Lessee the right to provide or establish electrical power to the Sign and place incidental equipment thereon. Lessor grants to Lessee the right to sublet the site(s) or Sign, including the right to sublet space on the Sign for uses other than advertising, or to assign this agreement.

2. Term; Renewal; Termination

TO THE PREMISES:
NAME: Sara & Mark Poskey
an individual (husband and wife) as Trustee, etc.

BIG TIME BILLBOARDS, LLC
an Oklahoma limited liability company

MARK Poskey
NAME:
TITLE: Sara Poskey
PRINT NAME

[Signature]
NAME: SAM STOKELY
TITLE: MANAGER

"Lessor"

"Lessee"

I:\91019\001\New Lease (09.19.11).doc

+ Mark Poskey

Exhibit "A"

Legal Description

+ Sara Poskey

Date: 11/16/2022

Property Assessment Information
Jackie Holcomb, Lincoln County Assessor
Chandler, Oklahoma 74834

OAC DEC 22 2022

Parcel Number 6185-00-000-000-1-003-00
Name POSKEY, MARK D/SARA E jt
Owner Number 138,770.00 DBA

School District Stroud City
Deed Book/Page 1826 / 699
Tax ID: 19,756

Legal Description

STROUD TRS 29-15-6 PT E/2 NE/4 LESS HWY TOLL RD S HWY LESS 22 AC 5.12 AC MOL
ALSO DESC AS TR BEG S/L OTA AT A POINT 726'-W OF E/L E/2 NE/4 TH S-640' TO N
ROW HWY 66 TH WESTERLY 335' N-678' TO S/L OTA TH EASTERLY 335' TO POB LESS
.48 AC MOL TO HWY 15-6-29-100-003



6185-00-000-000-1-003-00.jpg

Acres 4.640

Lots

Land Use UrbanCom

Exhibit "A"

	Market	Assessed
Land	107,192	11,791
Improvements	111,075	12,218
Misc	21,623	2,379
Mfg Home	0	0
Total	239,890	26,388
Base Homestead		0
Additional Homestead		0
Disabled Veteran		0
Net Assessed		26,388

Mail Address

POSKEY, MARK D/SARA E jt
PO BOX 589

STROUD, OK 74079

Property Location

2321 W HWY 66
STROUD

Coordinate Information

Description	Latitude	Longitude
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2321 OK-66
Stroud, OK 74079

35.751533, -96.684144



Confirmation of Zoning

(Must be completed for each zoned location)

Name of Applicant: Big Time Billboards -

Location of Property: 2321 W. Hwy 66
 (Location description must coincide with description given on the application form.)

In the Corporate Limits of: Stroud, 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?
IL - Industrial Light
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 Stroud
 Name of Authority (City, County etc.)

918-968-2890
 Telephone No.

David Timmons
 Printed Name of Zoning Official

Director of Neighborhood
 Title Enhancement

[Signature]
 Signature of Zoning Official

12-15-2022
 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.)