



July 30, 2024

Big Time Billboards  
10900 S. 209<sup>th</sup> E. Ave  
Broken Arrow OK 74014

*Re: Approval of New Sign Registration & Permit  
Sign Registration No. 15652  
Sign File No. 16110-03  
TMUS, Wagoner County*

Dear Sign Owner:

In accordance with Title 69 O.S. 2021 §1271 et.seq. and the Oklahoma Administrative Code §730:35-5 the Oklahoma Department of Transportation has approved the attached application for registration and permitting. We have also enclosed the registration certificate, permit and tag. Please be sure to attach the tag to the sign structure where it will be visible from the highway, at approximately eye level, within sixty (60) days of receiving this approval. If the sign is not constructed by that time, please be sure to place a permanent marker, with the correct tag attached, at the approved site.

You indicated on the application that you intend to install LED/digital displays on a stacked sign structure. The use of LED/digital technology is sanctioned under the Tri-Vision sign regulations. Although your structure will not be using rotating slats as are used with Tri-Vision signs there are still certain guidelines that coincide with these two types of technology. State and federal laws prohibit moving, flashing or intermittent lights being used on off-premise commercial advertisement, the transformation from one display to the next, will need to occur with static displays, without any type of obvious animation such as fading or scrolling. Each individual display will need to remain in place no less than 8 seconds. You will also need to be cognizant of the brilliance of the lighting so that your sign does not pose a safety risk to the travelling public. Be sure to remain within these guidelines to ensure the compliance of your sign. The regulations pertaining to illumination of signs can be found in the Oklahoma Administrative Code, §730:35-5-12(c). Also, when building a stacked unit please be sure not to exceed the maximum facing height of 25 ft. Keep in mind a vinyl covering placed over both panels could cause the overall facing height to exceed the 25 ft. allowance and therefore cause the sign to be deemed illegal. You are also limited to one LED/digital panel per facing.

Be advised that the issuance of this permit shall not be construed to supersede or override any ordinance, act or rule of a city, town, county, zoning authority or other duly constituted regulatory body, which may forbid or otherwise restrict the sign, the signal structure, any messages displayed, or any other incident of control of the sign or uses.

If you have any questions or need additional information, please do not hesitate to call this office.

Respectfully,

Thomas Davis  
Transportation Specialist  
Outdoor Advertising Control Branch

TD/  
Enclosures



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

FOR OFFICIAL USE ONLY		
TTD MGR. INITIALS	2773 OWNER NO.	15652 REG. NO.
\$100.00 FEE AMOUNT	8094 APPLICATION NO.	16110-03 SIGN FILE NO.

OAC MAY 15 2024

**Part I - SIGN OWNER INFORMATION**

101 Applicant's Name: Bigtime Billboards 102 Address: 10900 s 209th e ave  
 103 City: Broken Arrow 104 State: OK 105 Zip Code: 74014  
 106 Telephone No. (918) 402-9016 107 Fax No. ( ) 108 Email Address: sam@primetimeok.com

**Part II - LOCATION OF SIGN SITE**

201 Located on Hwy.: Muskogee TPK 202 Side of Hwy.: N 203 County Name: Wagoner 204 City Name: Cowetta  
 205 Nearest Intersecting Hwy.: Creek TPK 206 Direction from Intersection: E 207 Distance from Intersection: 6.60 208 Distance from Right-of-Way: 10  
 GPS Coordinates: Latitude: 35.999046 Longitude: -95.637035

**Part III - LAND OWNER INFORMATION (No. Assigned: 16505)**

301 Land Owner's Name: Clark & Linda Ross Rev Trust 302 Address: 9370 S Union Ave  
 303 City: Tulsa 304 State: OK 305 Zip Code: 74132  
 306 Telephone No. (918) 486-3494 307 Have you enclosed proof of land use consent?  YES  NO

**Part IV - PHYSICAL DESCRIPTION OF SIGN**

401 DIMENSIONS: Height of Facing: 25 ft. (Cannot exceed 25 ft.) Width of Facing: 40 ft. (Cannot exceed 60 ft.) Overall Height Above Ground: 90 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: 4 404 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? C-4 (Must be some type of commercial, industrial or business designation.)  
 503 - Who is the zoning authority? Wagoner County  
 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?  
 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

REMARKS: **APPROVED** 7/29/24

Inspector Pre-review: TTD 5/15/24

STATE OF: Oklahoma §  
 County of: Tulsa  
Sam Stohely 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: Sam Stohely  
 Printed Signature: Sam Stohely

NOTARY PUBLIC:  
 Subscribed and sworn to me this 6 day of May, 2024  
 My commission expires:  
Brandon A. Fisher  
 Signature of Notary



**FIELD CHECKLIST FOR PERMIT APPLICATIONS**

APP. NO: 8094 REFERENCE NO: \_\_\_\_\_ DATE: 7/18/24 INSPECTOR: J. Dennis  
COUNTY: Wagoner DIVISION: 1 HIGHWAY: FMUS SIDE OF HIGHWAY: N  D or U  
CITY: Coweta CONTROL SECTION: FMUS-73-29 R/W: 20'

BRIEF LOCATION DESCRIPTION: \_\_\_\_\_

LEGAL DESCRIPTION: NW NE NW SECTION: 31 TWN.: 18-N RANGE: 16-E

LATITUDE: 35.998982 LONGITUDE: -95.637080 AERIAL SHT.: 8

TYPE OF ZONING: C-4 FORM OF VERIFICATION: Z-504

(If proposed location is zoned, the inspector will need to complete a Zoning Review form at this time.)

**CIRCLE YES OR NO FOR THE FOLLOWING IN ALL LOCATIONS:**

- YES  NO W/I 500 FT. OF A PLAYGROUND
  - YES  NO W/I 500 FT. OF A CEMETERY
  - YES  NO W/I 500 FT. OF A PUBLIC FOREST
  - YES  NO W/I 500 FT. OF A PARK (Name of Park & Distance: \_\_\_\_\_)
- YES  NO OTHER REGISTERED SIGNS:  
 Sign No. 14411 Distance & Dir. 1030' west  
 Sign No. \_\_\_\_\_ Distance & Dir. \_\_\_\_\_  
 Sign No. \_\_\_\_\_ Distance & Dir. \_\_\_\_\_

**OUTSIDE INCORPORATED MUNICIPALITY ON AN INTERSTATE/FREEWAY:** \_\_\_\_\_ N/A

- YES  NO W/I 500 FT. OF AN ACCESS RAMP (Distance: \_\_\_\_\_)
- YES  NO W/I 500 FT. OF A REST AREA OR WEIGH STATION (Distance: \_\_\_\_\_)

**IN UNZONED COMMERCIAL OR INDUSTRIAL AREA ONLY:**  N/A

COMMERCIAL OR INDUSTRIAL ACTIVITY(S): \_\_\_\_\_

IS ACTIVITY WITHIN 600 FT. OF PROPOSED SITE? (If yes, a Business Review form will need to be completed at this time.)

**SPACING CHECK LIST FOR UNZONED COMMERCIAL INDUSTRIAL AREA:**

- YES  NO W/I 500 FT. OF A CHURCH (Name & Distance: \_\_\_\_\_)
- YES  NO W/I 500 FT. OF A SCHOOL (Name & Distance: \_\_\_\_\_)
- YES  NO W/I 500 FT. OF A HISTORICAL BATTLEFIELD (Name & Distance: \_\_\_\_\_)
- YES  NO W/I 500 FT. OF A PUBLIC FOREST PRESERVE? (Name & Distance: \_\_\_\_\_)
- YES  NO W/I 300 FT. OF A RESIDENCE? (If yes, how many? \_\_\_\_\_)
- YES  NO DOES APPLICANT HAVE PROPER RESIDENTIAL CONSENTS?

LANDOWNER(S): Ross & Linda Ann Clark.

VERIFICATION: Parlay 2.0 & County Assessors.

HIGHWAY PROJECT CLEARANCE?  YES  NO If no, describe plan of address or other references: \_\_\_\_\_

ADDITIONAL COMMENTS: we've used this business before.

**APPROVED** 7/24/24

APPROVAL DATE: 7/24/24 REG. NO. 15652 SIGN FILE NO. 16110-03

REJECTION DATE: \_\_\_\_\_ REASON FOR REJECTION: \_\_\_\_\_















# Zoning Review Form

App. No(s). 8094 Date of Review: 7/18/24 Inspector: J. Devin

Zoning Designation & Type: C - 4 Zoning Authority: Wagoner County

1. What appears to be the major use of surrounding property? Agricultural / Commercial

2. Does the area appear to support the zoning designation?  
(If yes skip to No. 5.)

**YES** NO

If no, review the following aspects:

- expressed reason for zoning designation when officially zoned: \_\_\_\_\_
- zoning for the surrounding area: \_\_\_\_\_
- actual land use: \_\_\_\_\_
- are there existing plans for commercial or industrial development? **YES NO**
- is there proper access to the subject property? **YES NO**
- are utilities available (water, electricity, sewage) on the property? **YES NO**
- is the property being assessed in accordance with zoning? **YES NO**
- if no, at what use is property being assessed? \_\_\_\_\_

3. Was the property zoned/rezoned for the sole purpose of allowing outdoor advertising? **YES NO**

4. List any zoning officials and their titles you spoke with during the review process:

5. Does this zoning meet HBA requirements?

**YES** NO

If no, why not? \_\_\_\_\_



# Potential Highway Project Conflict Review

Application No.: 80 94 or Registration No.: \_\_\_\_\_

Control Section: TMUS - 73 - 29 Inters. Hwy Info.: 6.60 mi. E. of Creek TP  
4.43 mi W. of SH-51

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## Review by Branch Manager or Supervisor

Date Parameters for 8 Year Plan Search: 2024 - 2032

Are there potential projects in the area? **Yes**  **No**

Is a report enclosed? **Yes** **No** Nothing available in PMD database

Reviewed by: J. Davis Date: 5/16/24

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## Review by Inspector

Are any projects taking place or scheduled to take place on the proposed sign site property?

**Yes** **No** If yes, does it appear the site will be affected? **Yes** **No** **Possibly**

If yes, who did you contact at the Field Division to discuss the potential conflict and what is the determination?

\_\_\_\_\_

\_\_\_\_\_

Overall Recommendation: No Conflicts

\_\_\_\_\_

\_\_\_\_\_

Inspector Name & Date:  5/16/24

OAC MAY 15 2024

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

**SIGN LOCATION LEASE AGREEMENT**

Date: April 19, 2024  
Name: Big Time Billboards, L.L.C.  
Name: Clark Ross Linda Ann Clark  
Name: revocable Trust.  
Social Security/ Federal ID Number: \_\_\_\_\_

Structure Number: East -  
Address: 10111 E. 45<sup>th</sup> Place, Tulsa, OK 74146  
Address: 9400 S Union Ave Tulsa, OK 74132  
Phone: 918 519-1498

THIS LEASE AGREEMENT (the "Lease") is entered into, to be effective the 19 day of April 2024 by and between Linda Ross Clark Rev Trust, a single person, as 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 Term; Rent.**

LESSOR AND LESSEE HAVE CAREFULLY READ AND REVIEWED THIS LEASE AND EACH TERM AND PROVISION CONTAINED HEREIN AND, BY EXECUTION OF THIS LEASE, SHOW THEIR INFORMED AND VOLUNTARY CONSENT THERETO. THE PARTIES HEREBY AGREE THAT AT THE TIME THIS LEASE IS EXECUTED THE TERMS OF THIS LEASE ARE COMMERCIALY REASONABLE AND EFFECTUATE THE INTENT AND PURPOSE OF LESSOR AND LESSEE WITH RESPECT TO THE PREMISES.

NAME: Clark Ross Linda Clark Trust  
an individual, husband and wife, as Trustee, etc.

**BIG TIME BILLBOARDS, LLC**  
an Oklahoma limited liability company

Linda Clark  
NAME:  
TITLE: Linda Clark  
PRINT NAME

[Signature]  
NAME: **SAM STOKELY**  
TITLE: **MANAGER**

"Lessor"

"Lessee"

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

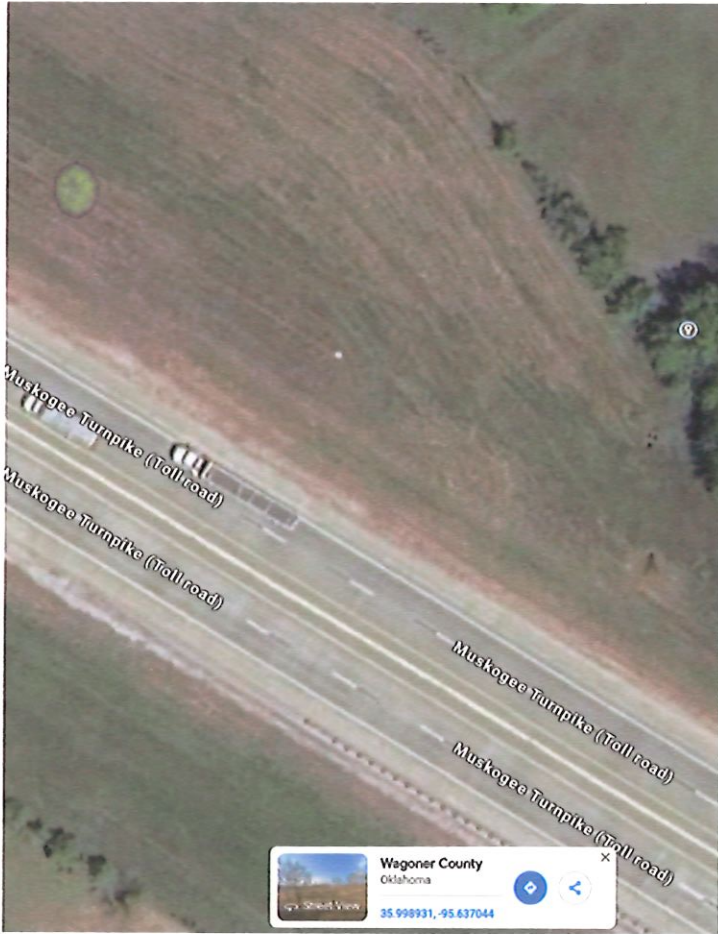
\* Ross A. Clark

**Exhibit "A"**

Legal Description

\* Ross D. Clark























# Confirmation of Zoning

(Must be completed for each zoned location)

Name of Applicant: Sam Stokely

Location of Property: 11 278 S 305th E Ave, Coweta OK  
 (Location description must coincide with description given on the application form.)

In the Corporate Limits of: \_\_\_\_\_  
 (If not inside the corporate limits of any town or city Please enter none.) -Wagoner County

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

1. What is the zoning designation of the above-referenced property?  
C4, 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.)

Wagoner County  
 Name of Authority (City, County etc.)

918-485-8123  
 Telephone No.

Skylar Burrows  
 Printed Name of Zoning Official

Office Admin  
 Title

[Signature]  
 Signature of Zoning Official

5-6-24  
 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.)*



A TRACT OF LAND LOCATED IN THE N/2 NE/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 16 EAST, IB&M, WAGONER COUNTY, STATE OF OKLAHOMA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL THAT PROPERTY LYING NORTH OF THE NORTHERLY RIGHT OF WAY OF THE OKLAHOMA TURNPIKE AUTHORITY AND SOUTH OF THE FOLLOWING LINE; COMMENCING AT THE NORTHEAST CORNER OF THE SAID N/2 NE/4; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 865.0 FEET; THENCE WEST A DISTANCE OF 407.0'; THENCE N 00-15-53 W A DISTANCE OF 536.11 FEET, TO A POINT THAT IS 330.0' SOUTH OF THE NORTH LINE OF SAID SECTION 31; THENCE N 89-44-17 W A DISTANCE OF 561 FEET; THENCE S 18-26-58 W AN APPROXIMATE DISTANCE OF 404' TO THE NORTH LINE OF SAID OKLAHOMA TURNPIKE AUTHORITY RIGHT OF WAY. CONTAINING 11.7 ACRES MORE OR LESS.















07.18.2024 01.16























