



June 5, 2024

Dykes Properties LLC  
1601 W. Okmulgee St.  
Muskogee OK 74401

*RE: APPROVAL OF SIGN PERMIT  
Registration No.  
Sign File No. 16451-01  
US-64B, Muskogee County*

Dear Mr. Dyke:

In accordance with Title 69 O.S. 2021 ' 1271 et.seq. and the Oklahoma Administrative Code Title 730, the Oklahoma Department of Transportation has approved the attached application for registration and permitting. We have enclosed your registration certificate, permit and tag. Please be sure to attach the tag to the sign structure, and visible from the highway, 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 tag attached, at the approved site.

Please keep in mind that if you decide to put advertisement other than your own on your billboard you will need to obtain an outdoor advertising license to keep your sign in compliance. We have enclosed an application form and an excerpt from the rules pertaining to licensing, for your use if you choose to obtain a license.

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 message displayed, or any other incident of control of the sign or its use.

If you have any questions or need additional information, please do not hesitate to call this office.  
(405)521-3005

Respectfully,

Thomas Davis  
Transportation Supervisor  
Outdoor Advertising Control

TD/

Enclosures

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

FOR OFFICIAL USE ONLY		
DATE 9/10	OWNER NO. 3721	REG. NO. 15635
FEE AMOUNT \$100.00	APPLICATION NO. 8077	SIGN FILE NO. 16457-01

OAC MAR 28 2024

**NEW NHS HIGHWAY SIGNS - CLASS "A"**

**Part I - SIGN OWNER INFORMATION**

101 Applicant's Name: STEVE DYKE Dyke Properties LLC 102 Address: 1601 W Okmulgee C-1  
 103 City: Muskogee OK 104 State: OKLAHOMA 105 Zip Code: \_\_\_\_\_  
 106 Telephone No. (918) 557-7828 107 Fax No. (918) 557-7828 108 Email Address: sdylke132@gmail.com

**Part II - LOCATION OF SIGN SITE**

201 Located on Hwy.: 64 South 202 Side of Hwy.: EAST 203 County Name: MUSKOGEE 204 City Name: Muskogee  
 205 Nearest Intersecting Hwy.: Southside Blvd + S. MAIN ST. 206 Direction from Intersection: South 207 Distance from Intersection: 1575.82 208 Distance from Right-of-Way: 36'  
(Cannot exceed 25 ft.) (Cannot exceed 60 ft.) (No limit by state)  
Miles & Tenths Feet

**Part III - LAND OWNER INFORMATION (No. Assigned: 17733)**

301 Land Owner's Name: Steve Dyke 302 Address: 1601 W. Okmulgee St  
 303 City: Muskogee 304 State: OKLAHOMA 305 Zip Code: 74401  
 306 Telephone No. (918) 557-7828 307 Have you enclosed proof of land use consent?  YES  NO

**Part IV - PHYSICAL DESCRIPTION OF SIGN**

401 DIMENSIONS: Height of Facing: 20' ft. Width of Facing: 24' ft. Overall Height Above Ground: 45' 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: 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) P ermit, 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? E-1 - OPEN Hwy Commercial (Must be some type of commercial, industrial or business designation.)  
 503 - Who is the zoning authority? CITY OF MUSKOGEE  
 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 6413-51-54 Div 1

REMARKS: **APPROVED** 9/10 Inspector Pre-review: 9/10

STATE OF: OKLAHOMA § 615/24  
 County of: MUSKOGEE being of lawful age and first duly sworn upon oath deposes and states the following:

I, on behalf of \_\_\_\_\_ 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  
Steve Dyke

NOTARY PUBLIC:  
 Subscribed and sworn to me this 25<sup>th</sup> day of MARCH, 2024  
 My commission expires: 03/27/27  
 Signature of Notary  
Nicholas Ford



**FIELD CHECKLIST FOR PERMIT APPLICATIONS**

APP.NO: 8077 REFERENCE NO: \_\_\_\_\_ DATE: 4/30/24 INSPECTOR: J. Price  
COUNTY: Muskogee DIVISION: 1 HIGHWAY: SH-64B SIDE OF HIGHWAY: E D or U U  
CITY: Muskogee CONTROL SECTION: 64B-51-54 R/W: 36' per app.  
BRIEF LOCATION DESCRIPTION: .82 mi S. of 62B (main street)  
LEGAL DESCRIPTION: SW NW SW SECTION: 35 TWN.: 15 N RANGE: 18 N  
LATITUDE: 35.736883 LONGITUDE: -95.375439 AERIAL SHT.: \_\_\_\_\_  
TYPE OF ZONING: E-1 (open highway commercial) FORM OF VERIFICATION: City of Muskogee.  
(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  OTHER REGISTERED SIGNS:  
YES  NO  W/I 500 FT. OF A CEMETERY Sign No. \_\_\_\_\_ Distance & Dir. \_\_\_\_\_  
YES  NO  W/I 500 FT. OF A PUBLIC FOREST Sign No. \_\_\_\_\_ Distance & Dir. \_\_\_\_\_  
YES  NO  W/I 500 FT. OF A PARK (Name of Park & Distance: \_\_\_\_\_)  
(Dog Park)

**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): Duke Properties LLC

VERIFICATION: PARLAY 2.0 (County Assessors Page)

HIGHWAY PROJECT CLEARANCE?  YES  NO If no, describe plan of address or other references: \_\_\_\_\_  
Nothing in the PMD

ADDITIONAL COMMENTS: \_\_\_\_\_

**APPROVED** TD

APPROVAL DATE: 6/5/24 REG.NO. 15635 SIGN FILE NO. 16451-01

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

# Zoning Review Form

App. No(s). 8077 Date of Review: 4/30/24 Inspector: [Signature]

Zoning Designation & Type: E - 1 Zoning Authority: City of Muskegeee

1. What appears to be the major use of surrounding property? Mixed But Mostly Commercial + Industrial

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

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.: 8077 or Registration No.: \_\_\_\_\_

Control Section: 64B - 51 - 54 Inters. Hwy Info.: .82 mi. S. of 62B

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## Review by Branch Manager or Supervisor

Date Parameters for 8 Year Plan Search: 2024 - 2031

Are there potential projects in the area? Yes  No

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

Reviewed by: [Signature] 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: [Signature] 5/16/24