



July 30, 2024

Big Time Billboards
10900 S. 209th E. Ave
Broken Arrow OK 74014

*Re: Approval of New Sign Registration & Permit
Sign Registration No. 15653
Sign File No. 26961-04
US-69, Pittsburg 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		
TTO MGR. INITIALS	2773 OWNER NO.	15653 REG. NO.
\$100.00 FEE AMOUNT	8108 APPLICATION NO.	26961-04 SIGN FILE NO.

OAC JUN 14 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. () NA 108 Email Address: sam@primetimeok.com

Part II - LOCATION OF SIGN SITE

201 Located on Hwy.: 69 202 Side of Hwy.: E 203 County Name: Pittsburg 204 City Name: Krebs
 205 Nearest Intersecting Hwy.: 370 206 Direction from Intersection: N 207 Distance from Intersection: 1.94 208 Distance from Right-of-Way: 10
 N S E W Miles & Tenths Feet
 209 GPS Coordinates: Latitude: 34 952385 Longitude: -95 724579

Part III - LAND OWNER INFORMATION (No. Assigned: 17761)

301 Land Owner's Name: Grant Seth 302 Address: 2515 Standard Rd
 303 City: McAlister 304 State: OK 305 Zip Code: 74501
 306 Telephone No. (918) 916 9966 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: 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 **UNZONED AREA ONLY**

501 - Is proposed location zoned? YES NO (If answer is no, then go directly to Item 505.) 505 - Is proposed location within 600 ft. of a conforming business? (Refer to OAC §730:35-5-12[a][2])
 YES NO
 502 - What is the zoning designation? C-1 506 - What is the name of the business?
 (Must be some type of commercial, industrial or business designation.)
 503 - Who is the zoning authority? Krebs
 504 - If the area is zoned, a Zoning Confirmation from must be completed and attached. (Form OAC Z-504 or its equivalent.) 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 69-61-03 Dir 2

REMARKS: **APPROVED** 7/24/24 Inspector Pre-review: TTO

STATE OF: Oklahoma County of: Tulsa §
Sam Stokely 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 Stokely
 Printed Signature: Sam Stokely
 NOTARY PUBLIC: Bronda A. Gusher
 Subscribed and sworn to me this 7 day of June, 2024
 My commission expires: _____
 Signature of Notary: Bronda A. Gusher

FIELD CHECKLIST FOR PERMIT APPLICATIONS

APP. NO: 8108 REFERENCE NO: _____ DATE: 6/20/24 INSPECTOR: J. Dawls

COUNTY: Pittsburg DIVISION: 2 HIGHWAY: 4-75 SIDE OF HIGHWAY: E D or U

CITY: McAlister/Krebs CONTROL SECTION: 69-61-03 R/W: 10'

BRIEF LOCATION DESCRIPTION: 1.94 mi. North of US-270

LEGAL DESCRIPTION: NE SW NE SECTION: 33 TWN.: 6-N RANGE: 15-E

LATITUDE: 34.952385 LONGITUDE: -95.724579 AERIAL SHT.: 22

TYPE OF ZONING: Commercial - 1 FORM OF VERIFICATION: 2-504

(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. 9603 Distance & Dir. 1177' south
- 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): Seth Grant

VERIFICATION: Parlay 2.0 + County Assessors.

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

ADDITIONAL COMMENTS: No commercial development in the immediate area adjacent to the sign site.

APPROVED

APPROVAL DATE: 7/30/24 REG. NO. 15653 SIGN FILE NO. 26961-04

REJECTION DATE: _____ REASON FOR REJECTION: _____

Zoning Review Form

App. No(s). 8108 Date of Review: 6/20/24 Inspector: J Davis

Zoning Designation & Type: C - 1 Zoning Authority: Krebs

1. What appears to be the major use of surrounding property? Ag, Residential

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: Agricultural
- 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? Residential/Agricultural

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:

Town of Krebs. Cindy Cooper

5. Does this zoning meet HBA requirements? **yes** **NO**

If no, why not? Property has been zoned Commercial for several years. There is development south + North of this location on the same side of the highway. etc.

Confirmation of Zoning

(Must be completed for each zoned location)

Name of Applicant: Sam Stobely

Location of Property: Parcel ID - 33-06N-15E-0-103-03
(Location description must coincide with description given on the application form.)

In the Corporate Limits of: Krebs
(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?
C-1
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 Krebs, Krebs Pittsburg
Name of Authority (City, County etc.)

918 ~~423~~ 423 6519
Telephone No.

Cindy Cooper
Printed Name of Zoning Official

City Clerk
Title

Cindy Cooper
Signature of Zoning Official

June 7 2024
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.)

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

SIGN LOCATION LEASE AGREEMENT

Date: 6-7-2024
Name: Big Time Billboards, L.L.C.
Name: Grant Seth
Name: _____
Social Security/ Federal ID Number: _____

Structure Number: _____
Address: 10111 E. 45th Place, Tulsa, OK 74146
Address: 2515 Standard road McAlistorch 74
Phone: 918 916 9976

Grant Seth THIS LEASE AGREEMENT (the "Lease") is entered into, to be effective the 7 day of June 2024, by and between Grant Seth, 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 an 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", a well as all easements, rights-of-way, privileges, ingress and egress rights and other appurtenances thereto (the "Premises"), attached heret 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: Seth Grant
an individual, husband and wife, as Trustee, etc.
Seth Grant
NAME: _____
TITLE: _____
PRINT NAME: Seth Grant

BIG TIME BILLBOARDS, LLC
an Oklahoma limited liability company
Sam Stokely
NAME: SAM STOKELY
TITLE: MANAGER

"Lessor"

"Lessee"

Exhibit "A"

Legal Description



Pittsburg

Assessment Property Record Card for Tax Year 2024

Data provided by CATHY RIDENOUR County Assessor

OAG JUN 14 2024

Date 06/07/2024

Time 14:13:43

Page 1

Assessment Data	Primary Image
Account 610063626 Parcel ID 0000-33-06N-15E-0-103-03 Cadastral ID 0000-06N-15E-33-0-103-03 Property Type REAL - Real Property Property Class RA Tax Area 103 - 9 Krebs-R Name ID 125266 GRANT, SETH	No Image On File

2515 STANDARD RD MCALESTER OK 74501- Parcel Location Situs Subdivision Lot/Block / Parcel Size 7 - Acres Sec/Twn/Rng 33 / 6 / 15 / 0 Neighborhood 170003 - KREBS ZONE 3 School District #9 - Krebs	I-2024-004601 Book 2709 Pg 600 06/07/2024 2 22pm Pg 0595-0601 Fee: \$30.00 Doc: \$0.00 Hope Trammel - Pittsburg County Clerk State of OK
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Legal Description	Building Permits										
TR IN NE, COM @ NE/C NE S01 07 49E E ALG E LN 1153.83', S88 57 41W 906.32' TO POB; N57 24 21W 316.70', S88 57 41W 415.71' TO PT ON E ROW OF US HWY 69, S15 18 10W ALG SAID ROW 459.52', N88 57 41 E809.11', N01 07 49W 265.55' TO POB: <i>Exhibit 'A'</i>	<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount							

Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2668/163	PITTSBURG COUNTY DIST COURT	09/06/2023		0 04

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	85.650	Current Tax	
Remove Cap		Land Value 302	302	11%	33	Assessed	33	2.83	
Year Frozen		Improvements 0	0		0	Penalty	0		
New Construction	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 302	302		33	Total Taxable	33	3.00	

Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2023	2023-610063626	GRANT, SETH	103	302	0	33	3.00		
2022	2022-610063626	GRANT, SETH	103	302		33	3.00		

















06.20.2024 03:22



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