

Tonya Richards

From: Klee R. Watchous <Klee@palominopetroleum.com>
Sent: Monday, March 07, 2011 4:14 PM
To: trichards@marioncoks.net
Cc: Desert Steel
Subject: RE: Ranch Sign Permit

Tonya:

The landowner name is Wildcat Creek Ranch, L.L.C. The address is 1858 80th St., Peabody, KS 66866. The sign will be located directly south of this address on the north side of Highway 50. Please let me know if you have any questions or need additional information.

Thank You,
Klee Watchous
Wildcat Creek Ranch
4924 SE 84th St.
Newton, KS 67114-8827
Phone: (316) 799-1000
Fax: (316) 799-2728

From: Desert Steel [mailto:eric@desertsteel.net]
Sent: Monday, March 07, 2011 4:14 PM
To: <trichards@marioncoks.net>
Cc: Klee R. Watchous
Subject: Re: Ranch Sign Permit

Hello Tonya,

I will forward this over to Mr. Klee Watchous, the owner, and have him forward you the address directly.
I measured the Peabody sign today and it measures 24' wide and 12' tall.

Thank you again for your assistance,
Eric

Sent from my iPhone

On Mar 7, 2011, at 1:05 PM, "Tonya Richards" <trichards@marioncoks.net> wrote:

Eric- Can you please give me the address for the sign placement and landowners names? Thank you!

FROM THE DESK OF:

Tonya Richards, Director

Marion County

Tonya Richards

From: Yearout, David <David.Yearout@jcks.com>
ent: Wednesday, March 02, 2011 2:23 PM
To: Tonya Richards
Subject: RE: Ranch Sign Permit

Keep in mind that the current regulations would limit this sign (which is an Identification Sign in the Agricultural District) to 32 square feet. The proposed Sign Regulations would increase that to 100 square feet, but that is still significantly less than the 240 square feet proposed.

I would inform Mr. Carroll this will be considered at the March 24 meeting. Can't be considered before that.

David L. Yearout, AICP, Director
Junction City/Geary County Planning & Zoning
700 North Jefferson
P.O. Box 287
Junction City, KS 66441
Phone: (785) 238-3103 x 113
Fax: (785) 210-1909
Cell: (785) 209-1729
Email: david.yearout@jcks.com
Web: www.junctioncity-ks.gov

From: Tonya Richards [mailto:trichards@marioncoks.net]
Sent: Wednesday, March 02, 2011 2:17 PM
To: Yearout, David
Subject: Re: Ranch Sign Permit

Dave-

The sign will be put on their own land on the hwy to advertise their Ranch Name. I agree that it needs to go before the board.

Thanks. Eric Carrol is the builder of the sign. I am not sure what OMMD means

On Wed, Mar 2, 2011 at 12:01 PM, Yearout, David <David.Yearout@jcks.com> wrote:
Tonya -

I looked at the drawings. This is a very large sign and would be larger than even the proposed Sign Regulations would allow. The sign says it is to be 30 feet tall and about 30 feet wide. That is huge. This seems to be beyond what we would allow, which is only 100 square feet. This sign, as proposed, is a 240 square feet in size within a structure that is over 750 square feet. That is larger than many billboards.

It might be able to be illuminated...but that depends on how this is classified.

I'm not clear on where they want to put this sign. Is this on their land? Is this on someone else's land? And is Eric Carroll the landowner? Is he the one building the sign? What is OMMD?

Tonya Richards

From: Eric Carroll <eric@desertsteel.net>
Sent: Tuesday, March 01, 2011 2:53 PM
To: trichards@marioncoks.net
Cc: Klee R. Watchous
Subject: re: Ranch Sign Permit
Attachments: New Sign rendering_006.jpg; WCR Sign dimensions.pdf

Hello Tonya,

It was nice speaking with you today and I want you to know that the property owner and myself appreciate your efforts in helping us with this permitting process. We have had Bill Fillmore, from KDOT, out to the property and he has given the sign and its location a green light. Attached are the images of the proposed sign. If you need any clarifications or if you have any additional questions, please feel free to call me on my cell phone.
316-648-5344 cell

Thanks Again,

Eric Carroll

OMMD
1810 SE 9th St
Newton, KS 67114

316-282-2244 o
316-283-4315 f