



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR REZONING

Redistricting

2321 NW 35th Street

Project Name

2321 NW 35th Street Oklahoma City, OK 73112

Address / Location of Property to be Rezoned

R-2 for Duplex

Purpose Statement / Proposed Development

Proposed Zoning District

| | |
|------------------|-------------|
| Case No.: | PC 10895 |
| File Date: | 29JUN'23 |
| Ward No.: | 2 |
| Nbhd. Assoc.: | SEQUOYAH NA |
| School District: | OKC |
| Extg Zoning: | R-1 |
| Overlay: | --- |

R-1 Residential

Present Use of Property

.22 Acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative, if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ 7.) A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

Garcia Construction LLC

Name

130 Timberland Drive

Mailing Address

Edmond, OK 73034

City, State, Zip Code

405-985-1274

Phone

salvador3225@gmail.com

Email

Signature of Applicant

Brandon O'Brien

Applicant's Name (please print)

2416 NW 157th Terrace

Applicant's Mailing Address

Edmond, OK 73013

City, State, Zip Code

405-209-7009

Phone

info@elevationhomesok.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



(Individual Form)
WARRANTY DEED
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Liliana Pelayo Serrano, a single person and Mauricio Rodriguez Pelayo, a single person** parties of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto

Garcia Construction, LLC

party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

For Tax Map ID(s): 053353690

Lots Fourteen (14), Fifteen (15) and Sixteen (16) in Block Two (2) of WEST POINT ADDITION, SUBDIVISION OF LOTS 5 & 12, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

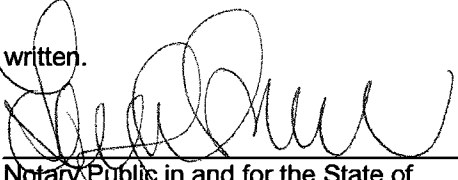
Signed and delivered April 26, 2023.

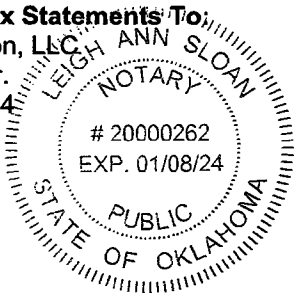

Liliana Pelayo Serrano

Mauricio Rodriguez Pelayo

The State of OKLAHOMA
County of OKLAHOMA
INDIVIDUAL ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 26 day of April, 2023 personally appeared Liliana Pelayo Serrano, a single person, and Mauricio Rodriguez Pelayo, a single person, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that (he/she/they) executed the same as (his/her/their) free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.


Notary Public in and for the State of _____
Notary's Printed Name: _____
Notary's Commission Expires: _____

Mail Deed and Tax Statements To:
Garcia Construction, LLC
130 Timberland Dr.
Edmond, OK 73034


Presented for filing by and return to:
Chicago Title Oklahoma Co.
3401 NW 63rd, Suite 300
Oklahoma City, OK 73116
File No.: 710102301090
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Company

2321 NW 35th Street Legal Description

Lots Fourteen (14), Fifteen (15) and Sixteen (16) in Block Two (2) of WEST POINT ADDITION, SUBDIVISION of LOTS 5 & 12, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

LETTER OF AUTHORIZATION

I, Garcia Construction LLC or,
Property Owner of Record

Salvador Garcia Owner/Manager authorize,
Agent of the Property Owner of Record and Title
Brandon O'Brien
Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

2321 NW 35TH ST Oklahoma City, OK 73112-R053353690 Oklahoma County

Address and/or County Assessor account number and County Name

By: 

Signature

Title: Owner/Manager

Manager / Proprietor

Date: 6-28-23


MM/DD/YYYY

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 27 day of JUNE, 20 23


* _____
Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of OKLAHOMA,
County of OKLAHOMA, on the 27 day of JUNE, 20 23.

My Commission Expires:

8-31-2026



Notary Public

Commission # 02013505



| name1 | mailingaddress1 | city | state | zipcode | legal |
|--------------------------------------|------------------------|---------------|-------|------------|---|
| ACS PROPERTIES LLC | PO BOX 31403 | EDMOND | OK | 73003 | WEST POINT SUB ADD 003 000 LOTS 21 & 22 |
| ALVIZU RAYMUNDO | 2317 NW 35TH ST | OKLAHOMA CITY | OK | 73112-7829 | WEST POINT SUB ADD 002 000 LOTS 17 & 18 |
| ASHLEY FREDERICK A & MYNISSIA FIELDS | 2315 NW 34TH ST | OKLAHOMA CITY | OK | 73112-7825 | WEST POINT SUB ADD 003 000 LOTS 19 & 20 |
| AVALON LANE CAPITAL LLC | 55 CEDAR LAWN CIRCLE | GALVESTON | TX | 77551 | WEST POINT SUB ADD 003 000 LOTS 6 & 7 |
| BALLGAME LLC | 5201 NW 126TH CT | OKLAHOMA CITY | OK | 73142 | WEST POINT SUB ADD 003 000 LOTS 23 & 24 WEST POINT SUB ADD 003 000 LOTS 14 |
| BARRENTINE BEVERLY L | 2323 NW 34TH ST | OKLAHOMA CITY | OK | 73112-7825 | THRU 16 |
| BUCHANAN CHEVAUN | 2306 NW 35TH ST | OKLAHOMA CITY | OK | 73112-7830 | WEST POINT SUB ADD 003 000 LOTS 4 & 5 |
| CAN DO REALTY SOLUTIONS LLC | PO BOX 21207 | OKLAHOMA CITY | OK | 73156 | WEST POINT SUB ADD 002 000 LOTS 3 & 4 |
| CERVANTES RODRIQUEZ RAMON ETAL | 2309 W EUBANKS ST | OKLAHOMA CITY | OK | 73112-7847 | WEST POINT SUB ADD 001 000 LOTS 21 & 22 |
| CITY OF OKLA CITY | 200 N WALKER AVE 2ND | OKLAHOMA CITY | OK | 73102 | WEST POINT ADDITION 006 000 S25FT |
| | FLR | | | | EXEMPT |
| | 200 N WALKER AVE 2ND | | | | SECURITY ACRES ADD 001 000 LOTS 18 THRU |
| CITY OF OKLAHOMA CITY | FLR | OKLAHOMA CITY | OK | 73102-2232 | 22 EXEMPT |
| CLEARWATER HOLDINGS LLC | 3317 SW 29TH ST | OKLAHOMA CITY | OK | 73119-1628 | WEST POINT SUB ADD 002 000 LOTS 5 & 6 |
| CREEKMORE LAVETTA M REV TRUST | 10221 SE 55TH ST | OKLAHOMA CITY | OK | 73150-4532 | SECURITY ACRES ADD 001 000 LOTS 10 & 11 |
| DELEON REMODELING & PAINTING | 832 N PENIEL AVE | OKLAHOMA CITY | OK | 73127 | WEST POINT SUB ADD 002 000 W12FT OF |
| | | | | | LOT 10 & ALL LOTS 11 12 & 13 |
| | | | | | WEST POINT ADDITION 006 000 BEG 12.5FT |
| EDWARDS SHERRIDAN RAE | 2900 E NORTH ST APT 23 | GREENVILLE | SC | 29615-1872 | S & 146.21FT W OF NE/C OF S 1/2 BLK 6 TH |
| | | | | | S79.51FT W73FT N79.36FT E73FT TO BEG |
| | | | | | WEST POINT SUB ADD 003 000 S65FT LOT 1 |
| ERWIN DENISE MARIE | 2300 NW 35TH ST | OKLAHOMA CITY | OK | 73112-7830 | THRU 3 |
| | | | | | WEST POINT SUB ADD 003 000 N75FT LOTS 1 |
| ERWIN DENISE MARIE | 2300 NW 35TH ST | OKLAHOMA CITY | OK | 73112-7830 | THRU 3 |
| FLANAGAN EARL WAYNE | 2314 NW 35TH ST | OKLAHOMA CITY | OK | 73112 | WEST POINT SUB ADD 003 000 LOTS 8 & 9 |
| | | | | | WEST POINT SUB ADD 002 000 LOTS 14 |
| GARCIA CONSTRUCTION LLC | 130 TIMBERLAND DR | EDMOND | OK | 73034-8680 | THRU 16 |
| | | | | | WEST POINT ADDITION 006 000 W163FT OF |
| HARALSON HOWARD R & CHERI | PO BOX 23013 | OKLAHOMA CITY | OK | 73123 | N66FT OF S91FT EX W25FT |
| | | | | | WEST POINT ADDITION 006 000 S66FT OF N |
| HARALSON HOWARD R & CHERI | PO BOX 23013 | OKLAHOMA CITY | OK | 73123-2013 | 1/2 OF S 1/2 EX W25FT |
| HASLAM KENDRA | 2350 NW 35TH ST | OKLAHOMA CITY | OK | 73112 | SECURITY ACRES ADD 001 000 LOTS 12 & 13 |
| | | | | | WEST POINT ADDITION 006 000 BEG 12.5FT |
| HRH ENTERPRISES INC | PO BOX 23013 | OKLAHOMA CITY | OK | 73123-2013 | S & 219.2FT W NE/C S 1/2 BLK 6 S79.51FT |
| | | | | | W74FT N79.21FT E74FT TO BEG |

| | | | | | |
|--|--|--------------------------------|----------|---------------------|--|
| HRH ENTERPRISES INC C/O HOWARD R HARAGSON | PO BOX 23013 | OKLAHOMA CITY | OK | 73123-2013 | WEST POINT ADDITION 006 000 BEG 25FT N & 105FT W OF SE/C TH N132.96FT W50FT S132.96FT E50FT TO BEG WEST POINT ADDITION 006 000 BEG 12.5FT S & 73.21FT W OF NE/C OF S 1/2 OF BLK 6 S79.66FTW73FT N79.51FT E73FT TO BEG |
| JACKSON XAVIER SAMUEL | 2332 W EUBANKS ST | OKLAHOMA CITY | OK | 73112 | |
| JACOBI TIMOTHY A | 2309 NW 35TH ST | OKLAHOMA CITY | OK | 73112-7829 | WEST POINT SUB ADD 002 000 LOTS 21 & 22 SECURITY ACRES ADD 001 000 ALL LOTS 25 & 26 |
| JCCONDRY LLC | 3008 RAINTREE RD | OKLAHOMA CITY | OK | 73120 | WEST POINT SUB ADD 002 000 W6FT OF LOT 8 & ALL LOT 9 & E13FT LOT 10 |
| LONG HOME BUYERS LLC | 10200 GREEN VALLEY RD | OKLAHOMA CITY | OK | 73151 | WEST POINT SUB ADD 001 000 N 1/2 OF LOTS 23 THRU 26 |
| LUEVANO JOSE DE JESUS MARTINEZ MARTINEZ RAFAEL & MARINA | 3637 N YOUNGS BLVD 4312 SE 154TH ST | OKLAHOMA CITY OKLAHOMA CITY | OK OK | 73112 73165-7318 | WEST POINT SUB ADD 002 000 LOTS 1 & 2 WEST POINT ADDITION 006 000 BEG 12.5FT S NE/C S 1/2 BLK 6 W73.21FT S79.66FT E73.18FT N79.8FT TO BEG |
| MCG GROUP LLC | 5008 N MILLER AVE | OKLAHOMA CITY | OK | 73112-8236 | WEST POINT ADDITION 006 000 BEG 25FT N & 55FT W OF SE/C N132.96FT TH W50FT S132.96FT E50FT TO BEG |
| MCGUIRE MAJA | 4007 RANDELS WAY | FOREST PARK | OK | 73121 | WEST POINT ADDITION 006 000 PT OF BLK 6 BEG 118.27FT E & 140FT S OF NW/C BLK 6 TH E50FT S138.31FT W50FT N138.26FT TO BEG |
| MLH FAMILY LLC MONTOKA OBRIEN | 3125 TUDOR RD 2338 NW 35TH ST | OKLAHOMA CITY OKLAHOMA CITY | OK OK | 73122-1343 73112 | SECURITY ACRES ADD 001 000 LOTS 7 8 & 9 WEST POINT SUB ADD 002 000 N69.38FT OF LOTS 23 THRU 26 |
| MW REAL ESTATE LLC | 2709 DRAKESTONE AVE | OKLAHOMA CITY | OK | 73120 | |
| NAHAMIA INVESTMENTS LLC | 9300 S SANTA FE AVE | OKLAHOMA CITY | OK | 73139 | WEST POINT SUB ADD 003 000 LOTS 12 & 13 WEST POINT SUB ADD 002 000 LOT 7 & E19FT LOT 8 |
| OMEGA INVESTMENTS LLC | 20 NW 13TH ST, Unit 200 | OKLAHOMA CITY | OK | 73103 | SECURITY ACRES ADD 001 000 ALL LOTS 23 & 24 |
| OXLAJ OSIEL E DE LEON | 2331 NW 34TH ST 104 N WYNDEMERE | OKLAHOMA CITY | OK | 73112-7825 | |
| PERSONETTE DAVID C | LAKES DR | MOORE | OK | 73160 | WEST POINT SUB ADD 003 000 LOTS 17 & 18 WEST POINT ADDITION 006 000 E50FT OF N/2 BLK 6 EX N140FT & EX S37.5FT PLUS LOTS 14 THRU 16 BLK 1 WEST POINT SUB ADDN |
| PETTIS LINDSAY | 2325 W EUBANKS ST | OKLAHOMA CITY | OK | 73112-7847 | |
| POWELL GARY G & ERIKA | 2313 W EUBANKS ST | OKLAHOMA CITY | OK | 73112-7847 | WEST POINT SUB ADD 001 000 LOTS 19 & 20 |

| | | | | | |
|--|---|--------------------------|----------|---------------------|--|
| PRAIRIE PROPERTY SOLUTIONS LLC | PO BOX 515 | OKLAHOMA CITY | OK | 73101 | WEST POINT SUB ADD 001 000 S 1/2 LOTS 23 THRU 26 |
| PRECIADO TONY A & RHOENA W PURCELL CHRISTOPHER O & MICHELE M | 222 ARCADIA LN 2318 NW 35TH ST | SAPULPA OKLAHOMA CITY | OK OK | 74066-8567 73112 | SECURITY ACRES ADD 001 000 LOT 1 & E20FT LOT 2 WEST POINT SUB ADD 003 000 LOTS 10 & 11 SECURITY ACRES ADD BLK 001 LOT 000 W5FT OF LOT 2 & ALL OF LOTS 3 4 5 & 6 WEST POINT ADDITION 006 000 BEG 218.27FT E & 140FT S OF NW/C SD BLK 6 FOR BEG E50FT S138.41FT W50FT N138.36FT TO BEG |
| PUTTY INVESTMENTS LLC | 1701 DUBLIN RD | THE VILLAGE | OK | 73120 | WEST POINT SUB ADD 002 000 S70FT LOTS 23 THRU 26 WEST POINT ADDITION 006 000 BEG 168.27FT E & 140FT S OF NW/C OF BLK 6 TH E50FT S138.36FT W50FT N138.31FT TO BEG WEST POINT ADDITION 006 000 BEG 25FT N OF SE/C TH N132.96FT W55FT S132.96FT E55FT TO BEG |
| RAK PROPERTIES INC | PO BOX 12920 | OKLAHOMA CITY | OK | 73157-2920 | |
| RODA ARAONE DE LEON | 3601 N YOUNGS BLVD | OKLAHOMA CITY | OK | 73112-7849 | |
| SADR MASSOUD TEIMORE | 16016 EVAN SHAW CT | EDMOND | OK | 73013 | |
| SAVLEY LLC | 4007 RANDELS WAY | FOREST PARK | OK | 73121 | |
| SPRINGER RUDY L TCB HOUSES LLC C/O CATHRYN & TIMOTHY BURKE | 2313 NW 35TH ST 2011 W DANFORTH RD #545 | OKLAHOMA CITY EDMOND | OK OK | 73112 73003 | WEST POINT SUB ADD 002 000 LOTS 19 & 20 WEST POINT SUB ADD 001 000 LOTS 17 & 18 WEST POINT ADDITION 006 000 W50FT OF E250.2FT OF N/2 EX N140FT & EX S37 1/2FT SECURITY ACRES ADD 001 000 ALL LOTS 16 & 17 |
| VALLEJO TERESA ANN | 2341 W EUBANKS ST | OKLAHOMA CITY | OK | 73112 | |
| WE BUY HOUSES LLC | PO BOX 5676 | NORMAN | OK | 73070-5676 | |
| WESTBERG STEPHEN | 2301 NW 34TH ST | OKLAHOMA CITY | OK | 73112 | WEST POINT SUB ADD 003 000 LOTS 25 & 26 WEST POINT ADDITION BLK 006 LOT 000 W163.3FT OF N66.96FT OF S157.96FT EX W25FT |
| YOUNG INA FAYE | 3610 ALTADENA AVE | OKLAHOMA CITY | OK | 73112-7846 | |