



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

Pinakin LLC Rezoning

Project Name

17700 N May Ave (County Parcel # R184172900)

Address / Location of Property to be Rezoned

Rezoning to C-3 to allow for commercial development

Purpose Statement / Proposed Development

C-3 District

Proposed Zoning District

Staff Use Only:	10958
Case No.:	PC 12-31-24
File Date:	W8
Ward No.:	
Nbhd. Assoc.:	Rose Lake North Rose Lake Villas
School District:	Deer Creek
Extg Zoning:	R-1
Overlay:	

Vacant/Undeveloped

Present Use of Property

1.24 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):

Pinakin LLC/Rakesh Shrivastava

Name

801 W 33rd Street, Unit 8350

Mailing Address

Edmond, OK 73083

City, State, Zip Code

Phone

Email

Signature of Applicant

Wallace Design Collective, PC/Purvi Patel

Applicant's Name (please print)

410 N Walnut Ave, Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

405.536.2032

Phone

purvi.patel@wallace.design

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.



Return To:
Pinakin LLC
801 W 33rd Street Box #8350
Edmond, OK 73083

First American Title
615 S. I-35 Service Rd.
Moore, OK 73160

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **390.00** ✓
Filed/insured by: First American Title Insurance Company
File No.: **2817350-OK15 (MM)**

Tax ID#: **4724-18-417-2900**

That **Rajshri, LLC, an Oklahoma limited liability company**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Pinakin LLC, an Oklahoma limited liability company**, (the "Grantee"), the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

A tract of land situated within Government Lot 1 in the Northwest Quarter (NW/4) of Section Thirty-One (31), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the northwest corner of said NW/4, marked by a mag nail found in place; Thence South 00°16'52" East along the west line of said NW/4 (being the basis of bearing for this description) a distance of 719.76 feet to the point of beginning; Thence North 89°53'57" East a distance of 380.00 feet to a point marked by a 3/8" iron pin with CA3045 cap found in place; Thence South 00°16'52" East a distance of 142.31 feet; Thence South 89°56'46" West a distance of 380.00 feet to a point on the west line of said NW/4; Thence North 00°16'52" West along said line a distance of 142.00 feet to the point of beginning.

Property Address: **PT NW4 31-14N-3W, Oklahoma, OK**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors 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.

Signed and delivered this **June 23, 2023**.

2817350 BK

2/20

390.00

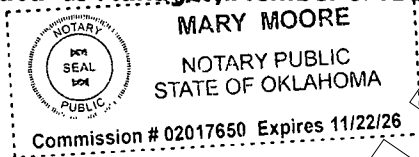
RAJSHRI, LLC, an Oklahoma limited liability company

By: Rakesh Shrivastava
Name: Rakesh Shrivastava
Title: Manager/Member

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } ss.

This instrument was acknowledged before me on **June 23, 2023**, by **Rakesh Shrivastava** as **Manager/Member** of **RAJSHRI, LLC** an **Oklahoma limited liability company**.



[Signature]
NOTARY PUBLIC

My Commission Expires:

Mail Tax Statements To:

Same as Return

Legal Description

A tract of land situated within Government Lot 1 in the Northwest Quarter (NW/4) of Section Thirty-One (31), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the northwest corner of said NW/4, marked by a mag nail found in place; Thence South 00°16'52" East along the west line of said NW/4 (being the basis of bearing for this description) a distance of 719.76 feet to the point of beginning; Thence North 89°53'57" East a distance of 380.00 feet to a point marked by a 3/8" iron pin with CA3045 cap found in place; Thence South 00°16'52" East a distance of 142.31 feet; Thence South 89°56'46" West a distance of 380.00 feet to a point on the west line of said NW/4; Thence North 00°16'52" West along said line a distance of 142.00 feet to the point of beginning.

December 26, 2024

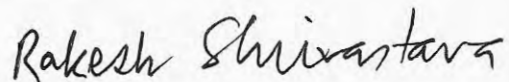
City of Oklahoma City
Planning Department, Subdivision & Zoning
420 West Main Street, Suite 910
Oklahoma City, OK 73102

RE: Letter of Authorization for a C-3 Rezoning Application

To Whom It May Concern,

This letter is to authorize Wallace Design Collective, PC to submit a rezoning application with the City of Oklahoma City for the parcel located at east of North May Ave, south of NW 178th Street. County parcel number: R184172900.

Sincerely,

A handwritten signature in black ink that reads "Rakesh Shrivastava". The signature is written in a cursive, flowing style.

Rakesh Shrivastava, Manager/Owner
Pinakin LLC
801 W 33rd Street, Unit 8350
Edmond OK, 73083
rs243@hotmail.com

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number **R184172900** and is a 500-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA }
COUNTY OF OKLA. }

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 500A Radius Report
filed in the office of the County Assessor
on the 27th day of December, 2024
Given under my hand and official seal this
27th day of December, 2024

K. Burch County Assessor
Deputy

**Oklahoma County Assessor's
500ft Radius Report
12/27/2024**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R184173025	ROSELAND HOLDINGS LLC	No Data	No Data	6608 N WESTERN AVE 477	OKLAHOMA CITY	OK	73116	UNPLTD PT SEC 31 14N 3W UNPLTD PT SEC 31 14N 3W	0	0	UNPLTD PT SEC 31 14N 3W 000 000 PT NW4 SEC 31 14N 3W BEG 861.76FT S OF NW/C NW4 TH E955.37FT S456.08FT W954.84FT N456.08FT TO BEG	0 UNKNOWN OKLAHOMA CITY
R206931000	KES PROPERTIES LLC	No Data	No Data	2841 NW 173RD ST	EDMOND	OK	73012-6728	WOODVINE COMMERCIAL III	3	1	WOODVINE COMMERCIAL III 003 001	2841 NW 173RD ST OKLAHOMA CITY
R206931010	BO MC RESOURCES	No Data	No Data	PO BOX 1765	ENID	OK	73702-1765	WOODVINE COMMERCIAL III	3	0	WOODVINE COMMERCIAL III 003 000 LOT 2 & 25% INTEREST IN COMMON AREA A	2837 NW 173RD ST OKLAHOMA CITY
R206931020	MBA INVESTMENTS LLC	No Data	No Data	3301 HERITAGE GREEN CIR	EDMOND	OK	73003-2151	WOODVINE COMMERCIAL III	3	3	WOODVINE COMMERCIAL III 003 003	2833 NW 173RD ST OKLAHOMA CITY
R206031960	KNOKE ROBERT S & APRIL M	No Data	No Data	2821 NW 173RD ST	EDMOND	OK	73012-6728	ROSEWOOD ESTATES	30	1	ROSEWOOD ESTATES 030 001	2821 NW 173RD ST OKLAHOMA CITY
R206031970	ROGERS JUDY G	No Data	No Data	2817 NW 173RD ST	EDMOND	OK	73012-6728	ROSEWOOD ESTATES	30	2	ROSEWOOD ESTATES 030 002	2817 NW 173RD ST OKLAHOMA CITY
R206031980	THAVISOUK JIM & SUZANNE C	No Data	No Data	2813 NW 173RD ST	EDMOND	OK	73012-6728	ROSEWOOD ESTATES	30	3	ROSEWOOD ESTATES 030 003	2813 NW 173RD ST OKLAHOMA CITY
R206931040	MBA INVESTMENTS LLC	No Data	No Data	2833 NW 173RD ST	EDMOND	OK	73012-6728	WOODVINE COMMERCIAL III	0	0	WOODVINE COMMERCIAL III 000 000 25% INTEREST IN COMMON AREA A	0 UNKNOWN OKLAHOMA CITY
R206032020	ROSEWOOD HOMEOWNERS ASSOCIATION	OF OKLAHOMA INC	No Data	1322 FRETZ DR	EDMOND	OK	73003-5871	ROSEWOOD ESTATES	0	0	ROSEWOOD ESTATES 000 000 COMMON AREAS A B D E F G H I J & K & PRIVATE STREETS	2708 NW 171ST ST OKLAHOMA CITY
R184172900	PINAKIN LLC	No Data	No Data	801 W 33RD ST, Unit 8350	EDMOND	OK	73083-9533	UNPLTD PT SEC 31 14N 3W	0	0	UNPLTD PT SEC 31 14N 3W 000 000 PT NW4 SEC 31 14N 3W BEG 719.76FT S OF NW/C NW4 TH E380FT S142.31FT W380FT N142FT TO BEG CONT 1.24ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	UNKNOWN
R184173010	OAK HILLS FREE WILL BAPTIST CHURCH	No Data	No Data	2720 NW 178TH ST	EDMOND	OK	73012-8928	UNPLTD PT SEC 31 14N 3W	0	0	UNPLTD PT SEC 31 14N 3W 000 000 PT NW4 SEC 31 14N 3W BEG 861.76FT S & 380FT E OF NW/C NW4 TH N862.21FT E476.84FT S862.77FT W475.37FT TO BEG CONT 9.427ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	2720 NW 178TH ST OKLAHOMA CITY

Oklahoma County Assessor's
500ft Radius Report
12/27/2024

R168574660	ROSE CREEK GOLF CLUB LLC	No Data	No Data	17408 HAWKS VIEW CT	EDMOND	OK	73012	DEER CREEK TOWNSHIP	0	0	DEER CREEK TOWNSHIP 000 000 PT NE4 & NW4 SEC 36 14N 4W BEG SE/C NE4 TH W50FT N300.53FT SW35.17FT RIGHT ON CURVE 192.77FT NW77.05FT NW106.05FT NW147.87FT LEFT ON CURVE 365.35FT N283.57FT N99.88FT NWLY141.46FT NW63.89FT W132.74FT SW153.51FT S235.93FT SW144.91FT SW130.01FT SW263.11FT SW86.20FT SW187.02FT SW91.57FT SW293.41FT SW90FT SW90FT SW100FT S186.71FT NW280.98FT RIGHT ON CURVE 47.64FT N105.90FT NE99.58FT TO A POINT ON W LINE NE4 E64.84FT NE206.45FT NE1221.75FT NE166.65FT SE187.22FT SW124.49FT SW829.81FT E325.76FT NE206.16FT NE324.92FT N98.21FT E255.94FT NE466.33FT NW602.65FT NW121.79FT NW30.78FT NW91.13FT NE118.38FT E101.54FT SE710.93FT SE483.80FT S160.57FT E241.71FT TO A POINT ON E LINE NE4 S1881.76FT TO BEG	0 UNKNOWN OKLAHOMA CITY
R168574600	STATE	No Data	No Data	0	Unknown	NO	0	DEER CREEK TOWNSHIP	0	0	DEER CREEK TOWNSHIP 000 000 PT NE4 SEC 36 14N 4W BEG NE/C NE4 TH W APPROX 718.59FT S503.51FT SE APPROX 483.80FT S160.57FT E241.71FT TO E LINE OF NE4 TH N TO BEG	17717 N MAY AVE OKLAHOMA CITY
R184173055	ROSELAND HOLDINGS LLC	No Data	No Data	6608 N WESTERN AVE 477	OKLAHOMA CITY	OK	73116	UNPLTD PT SEC 31 14N 3W	0	0	UNPLTD PT NW4 SEC 31 14N 3W BEG 1286.49FT E & 506.51FT S OF NW/C NW4 TH S163.49FT W430FT N163.49FT E430FT TO BEG CONT 1.62 AC MORE OR LESS	UNKNOWN
R184172995	ROSELAND HOLDINGS LLC	No Data	No Data	6608 N WESTERN AVE #477	OKLAHOMA CITY	OK	73116	UNPLTD PT SEC 31 14N 3W	0	0	UNPLTD PT SEC 31 14N 3W PT NW4 SEC 31 14N 3W BEG 1286.49 FT E & 670FT S OF THE NW/C NW/4 TH S648.77FT W330FT N456.08FT W100FT N192.38FT E430FT TO BEG	UNKNOWN

**Oklahoma County Assessor's
500ft Radius Report
12/27/2024**

R184173015	INTEGRATED DEVELOPMENT LLC	No Data	No Data	7725 W RENO, Unit 400	OKLAHOMA CITY	OK	73127	UNPLTD PT SEC 31 14N 3W	0	0	UNPLTD PT NW4 SEC 31 14N 3W BEG 380FT E & 50FT S OF NW/C NW4 TH S669.73FT W330FT N582.25FT NELY ON CURVE 135.95FT E225.71FT TO BEG PLUS A TR BEG AT NW/C NW4 TH E380FT S50FT W225.71FT SWLY ON A CURVE 135.95FT S582.25FT W50FT N719.74FT TO BEG & EX A TR BEG NW/C NW4 TH E380FT S161FT W380FT N161FT TO BEG EX BEG 380FT E & 161FT S OF NW/C GOV LT 1 SD SEC 31 14N 3W TH S105FT TH W380FT TH N105FT TH E380FT TO BEG	0 UNKNOWN OKLAHOMA CITY
R206931045	KES PROPERTIES LLC	No Data	No Data	2841 NW 173RD ST	EDMOND	OK	73012	WOODVINE COMMERCIAL III	0	0	WOODVINE COMMERCIAL III 000 000 25% INTEREST IN COMMON AREA A	UNKNOWN
R206931050	BLEDSON & POPPE PROPERTIES	No Data	No Data	2829 NW 173RD ST	EDMOND	OK	73012-6728	WOODVINE COMMERCIAL III	0	0	WOODVINE COMMERCIAL III 000 000 25% INTEREST IN COMMON AREA A	UNKNOWN
R184173018	817 OKC LLC	No Data	No Data	556 8TH AVE	FORT WORTH	TX	76104	UNPLTD PT SEC 31 14N 3W	0	0	UNPLTD PT NW4 SEC 31 14N 3W BEG 380FT E & 161FT S OF NW/C GOV LT 1 SD SEC 31 14N 3W TH S105FT TH W380FT TH N105FT TH E380FT TO BEG CONT .9160 ACRES MORE OR LESS	0 UNKNOWN

