



The City of Oklahoma City
Development Services 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 SPUD ReZONING

Simplified Planned Unit Development District
NW 26th St. & Norman Ave.

Project Name

2615 Norman Ave.

Address / Location of Property (Provide County name & parcel no. if unknown)

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1715
Case No.: SPUD -	
File Date:	1-30-25
Ward No.:	W2
Nbhd. Assoc.:	Windsor Area
School District:	Putnam City
Extg Zoning:	R-1
Overlay:	

.25 ac MOL

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 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.
- ☐ 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.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

David Box

Signature of Applicant

Box Law Group PLLC on behalf of the Applicant

Applicant's Name (please print)

525 NW 11th St., Suite 205

Applicant's Mailing Address

Oklahoma City, OK 73103

City, State, Zip Code

405-652-0099

Phone

David@boxlawgroup.com; Kaitlyn@boxlawgroup.com;

Erika@boxlawgroup.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.



D.S. \$75.00

Property Address: Unassigned, Norman, OK, 73127

Buyer Mailing Address: 8125 NW 12th St, Oklahoma City, OK 73127

GENERAL WARRANTY DEED

(Statutory)

THIS INDENTURE, made this 07th day of September, 2024, between Cecil Alan Hodson, a single person, (hereinafter referred to as "Grantor", whether one or more), and Alejandro Velasco, (hereinafter referred to as "Grantee", whether one or more).

WITNESSETH, that in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, said Grantor does, by these presents, grant, bargain, sell and convey unto the said Grantee, their heirs and assigns, all their right, title, interest and estate, both at law and in equity, of, in and to, the fee simple title to the surface and surface only all of the following described real estate, situated in the County of Oklahoma, State of Oklahoma, to-wit:

SURFACE ONLY of Lot Twenty-six (26), in PAYNE'S GARDENS, a subdivision in the East One-Half (E/2) of the West One-Half (W/2) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section Twenty-one (21), Township Twelve North (T12N), Range Four West (R4W), of the Indian Meridian, Oklahoma County, State of Oklahoma, according to the recorded Plat thereof.

(Oil, Gas, and Other Mineral Rights reserved in Deed filed April 11, 2024, in Book 15721 at Page 1828 of the records of the Oklahoma County Clerk.)

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

AND said Grantor, their heirs, successors, grantees, executors, and administrators, do hereby covenant and agree to and with Grantee that, at the delivery of these presents, they are lawfully seized of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with appurtenances, that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, judgments, estates, taxes, assessments and encumbrances of whatsoever nature and kind, EXCEPT: Easements, building restrictions of record, and special assessments not yet due, setback lines, and zoning ordinances, if any of record.

AND that Grantor will warrant and forever defend the same unto Grantee, its heirs, successors and assigns against said Grantor, its heirs, successors and assigns, and all and every person or persons whomsoever lawfully claiming, or to claim the same.

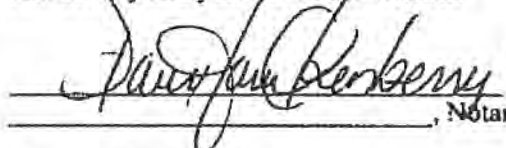
IN WITNESS WHEREOF, the said Grantor has hereunto set their hand the day and year first above written.


Cecil Alan Hodson

STATE OF OKLAHOMA)
)ss.
COUNTY OF Oklahoma)

Before me, the undersigned, a Notary Public in and for said County and State, this 27th day of September, 2024, personally appeared Cecil Alan Hodson, a single person, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN-WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.


_____, Notary Public

My commission expires:

Commission No.:



OAG 2024-1 INDIVIDUAL

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL

STATE OF Oklahoma)

SS.

COUNTY OF _____)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Alejandro Velasco
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I have personal knowledge of the statements made herein.
3. I am:
 - ☒ a citizen of the United States; or
 - ☐ not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.
4. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").
5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
 No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
6. I acknowledge and understand that section 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that section 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.
7. I acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

Alejandro Velasco
 Alejandro Velasco, AFFIANT

Date

The foregoing instrument was subscribed and sworn to before me this 27 day of October, 2024 by Alejandro Velasco.

My Commission Expires: _____



Dawn Faulkenberry
 NOTARY PUBLIC

Exhibit A

2617 North Norman Ave.

Oklahoma City, OK 73127

Legal Description:

Paynes Garden Addition

Block 0 Lot 26

LETTER OF AUTHORIZATION

I, Alejandro Velasco, or,
Property Owner of Record

authorize,
Agent of the Property Owner of Record and Title

Box Law Group, PLLC
Designated Representatives

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By: Alex Velasco-E
Signature

Title: Manager/Proprietor

Date: 01/21/25
MM/DD/YYYY

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

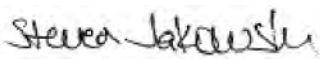
See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: January 22, 2025 at 7:30 AM

First American Title Insurance Company

By: 
Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2913223-OK99

2617 North Norman Ave.

Oklahoma City, OK 73127

Legal Description:

Paynes Garden Addition

Block 0 Lot 26

OWNERSHIP REPORT
ORDER 2913223-OK99

DATE PREPARED: JANUARY 27, 2025
EFFECTIVE DATE: JANUARY 22, 2025 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2882	R145048200	VELASCO ALEJANDRO		8125 NW 13TH ST	OKLAHOMA CITY	OK	73127-6811	PAYNES GARDEN ADD	0	26	PAYNES GARDEN ADD 000 026 (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
2882	R144852745	HERNANDEZ CESAR ALEJANDRO	OROZCO JESUS FLORES	2625 N ADAMS	OKLAHOMA CITY	OK	73127	TANGLEWOOD HILLS	7	1	TANGLEWOOD HILLS 007 001	2625 N ADAMS AVE OKLAHOMA CITY
2882	R144852750	SOLORZANO BARBARA FAVIOLA & MARIO G		2000 S MARIPOSA AVE	LOS ANGELES	CA	90007	TANGLEWOOD HILLS	7	2	TANGLEWOOD HILLS 007 002	2621 N ADAMS AVE OKLAHOMA CITY
2882	R144852755	RIFF TY OWEN & LEIDY FELIZ		2617 N ADAMS AVE	OKLAHOMA CITY	OK	73127-1529	TANGLEWOOD HILLS	7	3	TANGLEWOOD HILLS 007 003	2617 N ADAMS AVE OKLAHOMA CITY
2882	R144852760	BRADLEY DARRELL D	BRADLEY DONNA M	PO BOX 58117	OKLAHOMA CITY	OK	73157	TANGLEWOOD HILLS	7	4	TANGLEWOOD HILLS 007 004	2613 N ADAMS AVE OKLAHOMA CITY
2882	R144852765	TRAN SCORPIO	HOANG MINH	905 THIMBLEBERY DR	MCKINNEY	TX	75071-5929	TANGLEWOOD HILLS	7	5	TANGLEWOOD HILLS 007 005	2609 N ADAMS AVE OKLAHOMA CITY
2882	R144852770	GORMAN TREVOR B		2605 N ADAMS AVE	OKLAHOMA CITY	OK	73127-1529	TANGLEWOOD HILLS	7	6	TANGLEWOOD HILLS 007 006	2605 N ADAMS AVE OKLAHOMA CITY
2882	R144852775	TUCKER NASHA		2601 N ADAMS AVE	OKLAHOMA CITY	OK	73127-1529	TANGLEWOOD HILLS	7	7	TANGLEWOOD HILLS 007 007	2601 N ADAMS AVE OKLAHOMA CITY
2882	R144852780	CASTANEDA RAUL NAJERA	RIOS RIOS YURI	2529 N ADAMS AVE	OKLAHOMA CITY	OK	73127	TANGLEWOOD HILLS	7	8	TANGLEWOOD HILLS 007 008	2529 N ADAMS AVE OKLAHOMA CITY
2882	R144852785	HOSKINS MARGUERITE M TRS	HOSKINS M M LIVING TRUST	2525 N ADAMS AVE	OKLAHOMA CITY	OK	73127-1527	TANGLEWOOD HILLS	7	9	TANGLEWOOD HILLS 007 009	2525 N ADAMS AVE OKLAHOMA CITY
2882	R144852850	KLEPISE MARLENE TRS	KLEPISE MARLENE REV TRUST	2604 N REEVES AVE	OKLAHOMA CITY	OK	73127-1557	TANGLEWOOD HILLS	7	23	TANGLEWOOD HILLS 007 023	2604 N REEVES AVE OKLAHOMA CITY

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2882	R144852855	ROBERTSON KAREN A TRS J & REV TRUST	ROBERTSON KENNETH D TRS & REV TRUST	6305 BEAVER CREEK RD	OKLAHOMA CITY	OK	73162	TANGLEWOOD HILLS	7	24	TANGLEWOOD HILLS 007 024	2608 N REEVES AVE OKLAHOMA CITY
2882	R144852860	TOMLINSON TOMMY W & DEBORAH G		6000 NW 2ND ST STE 300	OKLAHOMA CITY	OK	73127- 6515	TANGLEWOOD HILLS	7	25	TANGLEWOOD HILLS 007 025	2612 N REEVES AVE OKLAHOMA CITY
2882	R144852865	BOUZIDEN MICHELLE		2616 N REEVES AVE	OKLAHOMA CITY	OK	73127- 1557	TANGLEWOOD HILLS	7	26	TANGLEWOOD HILLS 007 026	2616 N REEVES AVE OKLAHOMA CITY
2882	R144852870	SCHINDLER SANDRA J		2620 N REEVES AVE	OKLAHOMA CITY	OK	73127- 1557	TANGLEWOOD HILLS	7	27	TANGLEWOOD HILLS 007 027	2620 N REEVES AVE OKLAHOMA CITY
2882	R144852875	SANCHEZ JOSE		2624 N REEVES AVE	OKLAHOMA CITY	OK	73127- 1557	TANGLEWOOD HILLS	7	28	TANGLEWOOD HILLS 007 028	2624 N REEVES AVE OKLAHOMA CITY
2882	R144852880	D & R CAPITAL HOLDINGS LLC		3138 LAKEVIEW DR	JAMESTOWN	ND	58401	TANGLEWOOD HILLS	8	1	TANGLEWOOD HILLS 008 001	2624 N ADAMS AVE OKLAHOMA CITY
2882	R144852885	LUMPKIN JOE K		2620 N ADAMS AVE	OKLAHOMA CITY	OK	73127- 1530	TANGLEWOOD HILLS	8	2	TANGLEWOOD HILLS 008 002	2620 N ADAMS AVE OKLAHOMA CITY
2882	R144852890	FOLLOWILL ROBERT M		2616 N ADAMS AVE	OKLAHOMA CITY	OK	73127- 1530	TANGLEWOOD HILLS	8	3	TANGLEWOOD HILLS 008 003	2616 N ADAMS AVE OKLAHOMA CITY
2882	R144852895	ZAMACONA CRISTY JOSEFINA		2612 N ADAMS AVE	OKLAHOMA CITY	OK	73127- 1530	TANGLEWOOD HILLS	8	4	TANGLEWOOD HILLS 008 004	2612 N ADAMS AVE OKLAHOMA CITY
2882	R144852900	STREETER ROBERT E II & TARA L		11201 CIMARRON DR	OKLAHOMA CITY	OK	73162- 2354	TANGLEWOOD HILLS	8	5	TANGLEWOOD HILLS 008 005	2608 N ADAMS AVE OKLAHOMA CITY
2882	R144852905	BATES MERCEDES R	BATES ROCK R II	2604 N ADAMS AVE	OKLAHOMA CITY	OK	73127	TANGLEWOOD HILLS	8	6	TANGLEWOOD HILLS 008 006	2604 N ADAMS AVE OKLAHOMA CITY
2882	R144852910	MORALES ROSA M	DUARTE MORALES ERIC V	2600 N ADAMS AVE	OKLAHOMA CITY	OK	73127	TANGLEWOOD HILLS	8	7	TANGLEWOOD HILLS 008 007	2600 N ADAMS AVE OKLAHOMA CITY

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2882	R144852915	NEGRETE BRENDA		2528 N ADAMS AVE	OKLAHOMA CITY	OK	73127	TANGLEWOOD HILLS	8	8	TANGLEWOOD HILLS 008 008	2528 N ADAMS AVE OKLAHOMA CITY
2882	R144852920	FOY KURT & EMILY D		2524 N ADAMS AVE	OKLAHOMA CITY	OK	73127- 1528	TANGLEWOOD HILLS	8	9	TANGLEWOOD HILLS 008 009	2524 N ADAMS AVE OKLAHOMA CITY
2882	R144852925	ALSUP ELLEN L		2520 N ADAMS AVE	OKLAHOMA CITY	OK	73127- 1528	TANGLEWOOD HILLS	8	10	TANGLEWOOD HILLS 008 010	2520 N ADAMS AVE OKLAHOMA CITY
2882	R145021185	ALVARADO ESCOBAR ISREAL R	CIFUENTES LOPEZ GENESIS DALLANA	5961 NW 26TH ST	OKLAHOMA CITY	OK	73127- 1515	BACONS WOODLAND	2	0	BACONS WOODLAND 002 000 S/2 LOT 7	5961 NW 26TH ST OKLAHOMA CITY
2882	R145021195	NAVARROS GENERAL REMODELING LLC		3033 NW 11TH ST	OKLAHOMA CITY	OK	73107	BACONS WOODLAND	2	8	BACONS WOODLAND 002 008	5957 NW 26TH ST OKLAHOMA CITY
2882	R145021205	CDM LLC		5953 NW 26TH ST	OKLAHOMA CITY	OK	73127- 1515	BACONS WOODLAND	2	9	BACONS WOODLAND 002 009	5953 NW 26TH ST OKLAHOMA CITY
2882	R145021215	RUSSELL KELLY CHARLES	SCHIEBERT RACHEL LYNN	5949 NW 26TH ST	OKLAHOMA CITY	OK	73127	BACONS WOODLAND	2	10	BACONS WOODLAND 002 010	5949 NW 26TH ST OKLAHOMA CITY
2882	R145021225	FENNO JAMES G & JANE P		6101 NW 30TH ST	BETHANY	OK	73008- 4218	BACONS WOODLAND	2	11	BACONS WOODLAND 002 011	5945 NW 26TH ST OKLAHOMA CITY
2882	R145021235	LUEVANO JUAN L		5943 NW 26TH ST	OKLAHOMA CITY	OK	73127- 1515	BACONS WOODLAND	2	12	BACONS WOODLAND 002 012	5943 NW 26TH ST OKLAHOMA CITY
2882	R145032700	COLSON JOSEPH E		5941 NW 26TH ST	OKLAHOMA CITY	OK	73127- 1515	TUNNELL ADDITION	2	8	TUNNELL ADDITION 002 008	5941 NW 26TH ST OKLAHOMA CITY
2882	R145032800	ELLENBURG DEBORAH J		5937 NW 26TH ST	OKLAHOMA CITY	OK	73127- 1515	TUNNELL ADDITION	2	9	TUNNELL ADDITION 002 009	5937 NW 26TH ST OKLAHOMA CITY

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2882	R145046500	DELOERA SUSANA ROCLO		2529 N NORMAN AVE	OKLAHOMA CITY	OK	73127	PAYNES GARDEN ADD	0	18	PAYNES GARDEN ADD 000 018	2529 N NORMAN AVE OKLAHOMA CITY
2882	R145046750	BRAVO COMPANY LLC		436 NW 164TH ST	EDMOND	OK	73013	PAYNES GARDEN ADD	0	19	PAYNES GARDEN ADD 000 019	2530 N NORMAN AVE OKLAHOMA CITY
2882	R145047000	DE JESUS HERNANDEZ EDGARD		2600 N NORMAN AVE	OKLAHOMA CITY	OK	73127	PAYNES GARDEN ADD	0	20	PAYNES GARDEN ADD 000 020	2600 N NORMAN AVE OKLAHOMA CITY
2882	R145047250	BIGGERS BRADLEY R & VICKIE C		2601 NORMAN AVE	OKLAHOMA CITY	OK	73127- 1550	PAYNES GARDEN ADD	0	21	PAYNES GARDEN ADD 000 021	2601 N NORMAN AVE OKLAHOMA CITY
2882	R145047500	COLEMAN WOODIE R & GAYLA J		6300 NW 54TH ST	OKLAHOMA CITY	OK	73122- 6049	PAYNES GARDEN ADD	0	22	PAYNES GARDEN ADD 000 022	2607 N NORMAN AVE OKLAHOMA CITY
2882	R145047775	BABCOCK DAPHNE C WILSON & BUCK D		2608 NORMAN AVE	OKLAHOMA CITY	OK	73127- 1551	PAYNES GARDEN ADD	0	0	PAYNES GARDEN ADD 000 000 LOTS 23 & 24	2608 N NORMAN AVE OKLAHOMA CITY
2882	R145048100	DELOERA SUSANA		109 PINE AVE	YUKON	OK	73099- 3641	PAYNES GARDEN ADD	0	25	PAYNES GARDEN ADD 000 025	2613 N NORMAN AVE OKLAHOMA CITY
2882	R145048300	HODSON CECIL ALAN		2507 NORMAN AVE	OKLAHOMA CITY	OK	73127- 1548	PAYNES GARDEN ADD	0	27	PAYNES GARDEN ADD 000 027	2616 N NORMAN AVE OKLAHOMA CITY
2882	R145048400	ESCOBAR PEDRO & MARGARITA		12626 N FRISCO RD	YUKON	OK	73099- 9409	PAYNES GARDEN ADD	0	28	PAYNES GARDEN ADD 000 028	2622 N NORMAN AVE OKLAHOMA CITY
2882	R145048500	HART LEANN		2623 NORMAN AVE	OKLAHOMA CITY	OK	73127- 1550	PAYNES GARDEN ADD	0	29	PAYNES GARDEN ADD 000 029	2623 N NORMAN AVE OKLAHOMA CITY
2882	R145048600	LAURENT DAVID		2629 NORMAN AVE	OKLAHOMA CITY	OK	73127- 1550	PAYNES GARDEN ADD	0	30	PAYNES GARDEN ADD 000 030	2629 N NORMAN AVE OKLAHOMA CITY
2882	R145048700	ABRAHAM & JADE HOMES LLC		3500 N RICHLAND RD	YUKON	OK	73099	PAYNES GARDEN ADD	0	31	PAYNES GARDEN ADD 000 031	2628 N NORMAN AVE OKLAHOMA CITY

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2882	R145895900	ALFARO WILMER		1421 N ANN ARBOR AVE	OKLAHOMA CITY	OK	73127	UNPLTD PT SEC 21 12N 4W	0	0	UNPLTD PT SEC 21 12N 4W 000 PT OF SE4 SEC 21 12N 4W BEG AT NW/C OF N 1/2 OF NE4 OF SE4 OF SE4 TH S264FT E97.5FT N264FT W97.5FT TO BEG	5942 NW 26TH ST OKLAHOMA CITY
2882	R145895910	PETERSON DAVID A TRS	DAVIDS AWESOME TRUST	5928 NW 26TH ST	OKLAHOMA CITY	OK	73127	UNPLTD PT SEC 21 12N 4W	0	0	UNPLTD PT OF SE4 SEC 21 12N 4W BEG 97.5FT E OF NW/C OF N/2 OF NE4 OF SE4 OF SE4 TH S264FT E75FT N264FT W75FT TO BEG	5928 NW 26TH ST OKLAHOMA CITY
2882	R145896005	KALIDY LLC		PO BOX 226	EDMOND	OK	73083- 0226	UNPLTD PT SEC 21 12N 4W	0	0	UNPLTD PT SE4 SEC 21 12N 4W BEG 594FT N OF SE/C SE4 TH W330FT S132FT W325.41FT N528FT E654.87FT S393.11FT TO BEG CONT 6.92ACRS MORE OR LESS	2513 N MACARTHUR BLVD OKLAHOMA CITY
2882	R145896025	A & T TIRES AND WHEELS LLC		11117 SW 42ND PL	MUSTANG	OK	73064	UNPLTD PT SEC 21 12N 4W	0	0	UNPLTD PT SEC 21 12N 4W 000 PT SE4 SEC 21 12N 4W BEING S1ACR OF N 1/2 OF NE4 SE4 SE4 SUBJ TO EASEMENTS OF RECORD	2601 N MACARTHUR BLVD OKLAHOMA CITY



First American Title Insurance Company

*133 NW 8th Street
Oklahoma City, OK 73102
Phone: (405)236-2861 / Fax: (866)535-3211*

PR: SOCENT

Ofc: 2499 (607)

Final Invoice

To: Box Law Group PLLC
525 NW 11th Street, Suite 205
Oklahoma City, OK 73103

Invoice No.: 607 - 2499186782

Date: 01/27/2025

Our File No.: 2913223-OK99

Title Officer:

Escrow Officer:

Customer ID: 6011068

Liability Amounts

Attention:

Your Ref.: Velasco, Alex/2617 N Norman Ave

RE: Property:
, Oklahoma City, OK

Buyers:

Sellers:

Description of Charge	Invoice Amount
Ownership Report	\$400.00

INVOICE TOTAL \$400.00

Comments: Lot 26 Paynes Garden

Thank you for your business!

To assure proper credit, please send a copy of this Invoice and Payment to:

Attention: Accounts Receivable Department

*To pay electronically go to, <https://firstam.us/paytitleinvoice>, or mail check to PO Box 776119
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THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-_____

MASTER DESIGN STATEMENT FOR

NW 26th St. & Norman Ave.

January 30, 2025

PREPARED BY:

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SPUD- MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **R-2 Medium-Low Density Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-2 District shall be permitted within this SPUD.

2. **Maximum Building Height:**

The maximum building height shall be in accordance with the base zoning district.

3. **Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

4. **Maximum Number of Buildings:**

The maximum number of buildings shall be in accordance with the base zoning district.

5. **Building Setback Lines**

Building setback lines shall be in accordance with the base zoning district.

6. **Sight-Proof Screening:**

Sight-proof screening shall be in accordance with the base zoning district.

7. Landscaping:

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. Signs:

8.1 Freestanding On-Premise Signs

Freestanding signs will be in accordance with the base zoning district regulations.

8.2 Attached Signs

Attached signs will be in accordance with the base zoning district regulations.

8.3 Off-Premise Signs

Non-accessory signs will be in accordance with the base zoning district regulations.

8.4 Electronic Message Display Signs

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9. Access:

Access may be taken from Norman Ave.

10. Sidewalks

Sidewalks shall not be required within this SPUD.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

N/A.

3. Street Improvements:

N/A.

4. Site Lighting:

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters:

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

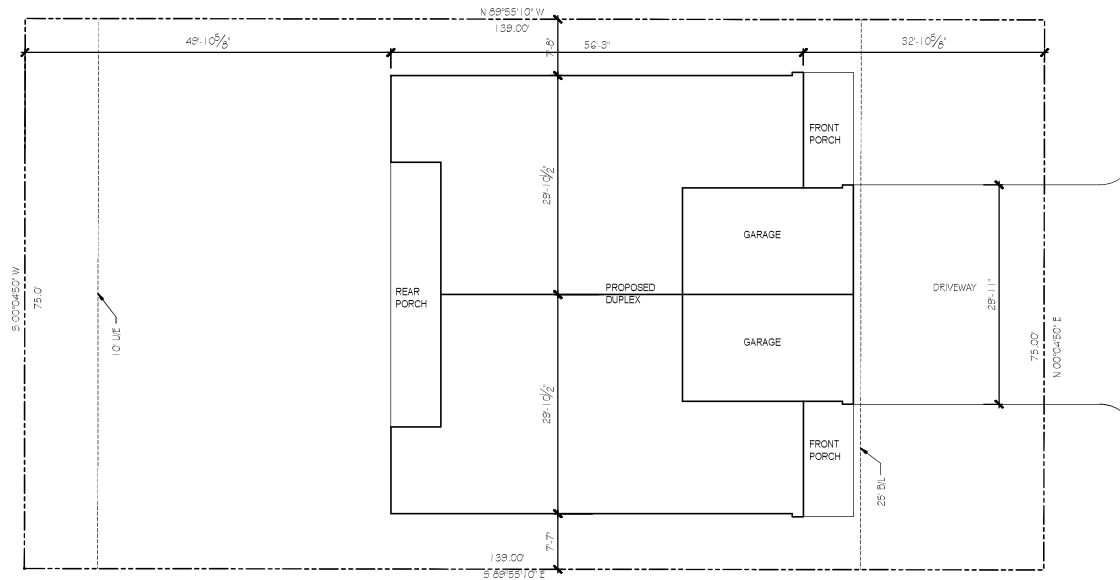
8. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan



LEGAL DESCRIPTION:
PAYNES GARDEN ADDITION
BLOCK 000 LOT 026
OKLAHOMA COUNTY, OKLAHOMA

SQUARE FOOTAGES:
VENUE: 2,636 SF
FRAME: 2,635 SF
GARAGES: 679 SF
PORCHES: 457 SF



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

N. NORMAN



PROJECT NO.: VELASCO DUPLEX
ADDRESS: 2617 N. NORMAN AVE.
OKLAHOMA CITY, OKLAHOMA

DRAWING TITLE
SITE PLAN
DATE: JAN, 2024
SHEET NO. 1