



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

Re-Zoning to Barber Shop

Project Name

4100 NW 23RD ST, OKLAHOMA CITY OK 73107

Address / Location of Property to be Rezoned

Barber Shop

Purpose Statement / Proposed Development

Commerical C-1

Proposed Zoning District

| | |
|------------------|-----------------------------------|
| Staff Use Only | 10961 |
| Case No.: PC | 10961 |
| File Date: | 1-16-25 |
| Ward No.: | W3 |
| Nbhd. Assoc.: | Musgrave-Pennington, Windsor Area |
| School District: | OKC |
| Extg Zoning: | R-1 |
| Overlay: | |

Residential

Present Use of Property

7,801 sf (Lot size)

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):

Manolo Deleon

Name

3028 N Zedna Dr

Mailing Address

Oklahoma City OK 73107

City, State, Zip Code

405-875-9184

Phone

manolodeleon84@gmail.com

Email

Signature of Applicant

Manolo Deleon

Applicant's Name (please print)

3028 N Zedna Dr

Applicant's Mailing Address

Oklahoma City OK 73107

City, State, Zip Code

405-875-9184

Phone

manolodeleon84@gmail.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.



Return To:
Manolo Deleon
4100 NW 23rd Street 3028 N Zedna Dr
Oklahoma City, OK 73107

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

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **123.75**
Filed/insured by: First American Title Insurance
Company
File No.: **2902148-OK11 (tg)**

Tax ID#: **2901-11-624-3140**

That **Sweet Magnolia Spring 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 **Manolo Deleon, a married man**, (the "Grantee"), the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to wit:

Lot One (1), in Block Fifteen (15), in GRADY MUSGRAVE ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Property Address: **4100 NW 23rd Street, Oklahoma City, OK 73107**

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.

2902148

BV

4/24

DOC 123.75

UNRECORDED

Signed and delivered this **November 22, 2024**.

Sweet Magnolia Spring LLC, an Oklahoma limited liability company

By: *Yen Valera*
Yen Valera aka Yen
Nguyen, Manager/Member

By: *Vincent Valera*
Vincent Valera, Manager/Member

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF **OKLAHOMA** }
 } **ss.**
COUNTY OF **OKLAHOMA** }

This instrument was acknowledged before me on **November 22, 2024**, by **Yen Valera aka Yen Nguyen and Vincent Valera as Managers/Members of Sweet Magnolia Spring LLC an Oklahoma limited liability company.**

Tiffany Golay
NOTARY PUBLIC **Tiffany Golay**

My Commission Expires: **9/2/2025**

Mail Tax Statements To:
Manolo DeLeon
4100 NW 23rd Street
Oklahoma City, OK 73107



SUNO
TIFFANY GOLAY

OAG 2024-1 – INDIVIDUAL

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL

STATE OF OKLAHOMA)
)
COUNTY OF Oklahoma) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Manolo De Leon (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.

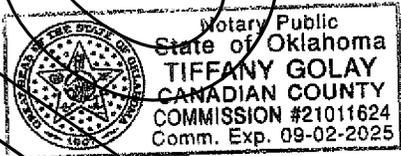
[Signature]
AFFIANT

11/22/24
Date

The foregoing instrument was subscribed and sworn to before me this 22nd day of November, 2024,
by Manolo De Leon

My Commission Expires: 9/2/25
My Commission Number: 21011624

[Signature]
NOTARY PUBLIC



UNOFFICIAL

Proposed Rezoning Area

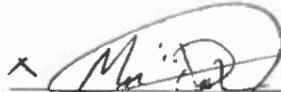
Legal Description: **GRADY MUSGRAVE ADD 015 001 (4100 NW 23rd Street, Oklahoma City, OK 73107)**

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 19 day of Dece, 2024



Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 19 day of Dece, 20 24.

My Commission Expires:
03-12-28



Notary Public
Commission # 24003531



| name1 | mailingaddress1 | city | state | zipcode | legal |
|--------------------------------|--------------------------|---------------|-------|------------|----------------------------|
| CAMPOS JOAQUIN RAMIREZ | 2208 N TULSA AVE | OKLAHOMA CITY | OK | 73107-2720 | GRADY MUSGRAVE ADD 011 005 |
| WILLIAMS RALPH L | 4104 NW 22ND ST | OKLAHOMA CITY | OK | 73107-2620 | GRADY MUSGRAVE ADD 014 002 |
| RIOS VANESSA | 4100 NW 22ND ST | OKLAHOMA CITY | OK | 73107 | GRADY MUSGRAVE ADD 014 001 |
| SMITH CAROL | 4108 NW 22ND ST | OKLAHOMA CITY | OK | 73107-2620 | GRADY MUSGRAVE ADD 014 003 |
| FREEMAN THOMAS W | 3138 NW 21ST ST | OKLAHOMA CITY | OK | 73107-3010 | GRADY MUSGRAVE ADD 014 004 |
| MARTINEZ RICHARD J JR SUCC TRS | 2212 N TULSA AVE | OKLAHOMA CITY | OK | 73107 | GRADY MUSGRAVE ADD 011 004 |
| REYES EDWARD R & MARLENY M | 5704 NW 117TH TER | OKLAHOMA CITY | OK | 73162-2011 | GRADY MUSGRAVE ADD 011 003 |
| SELF KIMBERLY D | RR 1 BOX 14600 | PORUM | OK | 74455-9607 | GRADY MUSGRAVE ADD 011 002 |
| GRILLO VENTURES LLC | 5030 N MAY AVE, Unit 353 | OKLAHOMA CITY | OK | 73113 | GRADY MUSGRAVE ADD 011 001 |
| MANNING JOSEPH A & G K CO TRS | 2410 NW 43RD CIR | OKLAHOMA CITY | OK | 73112-8722 | GRADY MUSGRAVE ADD 015 041 |
| FLANIGAN KATHLEEN ELIZABETH | 4105 NW 22ND ST | OKLAHOMA CITY | OK | 73107-2619 | GRADY MUSGRAVE ADD 015 040 |
| WYNN CURTIS L & TONOIA S TRS | 5005 N COUNCIL RD | BETHANY | OK | 73008-2241 | GRADY MUSGRAVE ADD 015 039 |
| DELEON ANGEL & FRIDA | 4113 NW 22ND ST | OKLAHOMA CITY | OK | 73107-2619 | GRADY MUSGRAVE ADD 015 038 |
| LINDHOUT LINZEY W | 4033 NW 22ND ST | OKLAHOMA CITY | OK | 73107-2703 | GRADY MUSGRAVE ADD 008 016 |
| GOMEZ WALTER MORALES | 4117 NW 22ND ST | OKLAHOMA CITY | OK | 73107 | GRADY MUSGRAVE ADD 015 037 |
| HOWARD HOMES LLC | 3608 DERBY RUN DR | EDMOND | OK | 73034 | GRADY MUSGRAVE ADD 008 017 |
| MALDONADO LUIS ALEXIS CALDERON | 4121 NW 22ND ST | OKLAHOMA CITY | OK | 73107-2619 | GRADY MUSGRAVE ADD 015 036 |
| CALDERON WILMER P MORALES | 4025 NW 22ND ST | OKLAHOMA CITY | OK | 73107 | GRADY MUSGRAVE ADD 008 018 |
| ROY JUDY A | 4125 NW 22ND ST | OKLAHOMA CITY | OK | 73107-2619 | GRADY MUSGRAVE ADD 015 035 |
| LEASURE BRADY | 4021 NW 22ND ST | OKLAHOMA CITY | OK | 73107 | GRADY MUSGRAVE ADD 008 019 |
| CASALLAS SAENZ HENRY | 4321 NW 164TH TER | EDMOND | OK | 73013 | GRADY MUSGRAVE ADD 008 020 |
| LARA ROBERTO | 3916 NW 26TH ST | OKLAHOMA CITY | OK | 73107 | GRADY MUSGRAVE ADD 015 007 |
| NATIONAL POSTAL MAIL HANDLERS | 4120 NW 23RD ST | OKLAHOMA CITY | OK | 73107-2646 | GRADY MUSGRAVE ADD 015 006 |
| SOHRABI ARDESHIER & MICHELLE M | 4116 NW 23RD ST | OKLAHOMA CITY | OK | 73107-2646 | GRADY MUSGRAVE ADD 015 005 |
| SOHRABI ARDESHIR & MICHELLE | 4116 NW 23RD ST | OKLAHOMA CITY | OK | 73107-2646 | GRADY MUSGRAVE ADD 015 004 |
| KHAMPHAN TRUST | 5801 NW 101ST ST | OKLAHOMA CITY | OK | 73162 | GRADY MUSGRAVE ADD 015 003 |
| SINGH HARJINDER | 18433 CARILLO RD | EDMOND | OK | 73012 | GRADY MUSGRAVE ADD 015 002 |
| TRAN LISA | 4032 NW 23RD ST | OKLAHOMA CITY | OK | 73107-2742 | GRADY MUSGRAVE ADD 008 015 |
| DELEON MANOLO | 3028 N ZEDNA DR | OKLAHOMA CITY | OK | 73107-1334 | GRADY MUSGRAVE ADD 015 001 |
| YOST DAVID T & ANNA M | PO BOX 14905 | OKLAHOMA CITY | OK | 73113-0905 | GRADY MUSGRAVE ADD 008 014 |
| CUTHBERT ROBERT D & MELISSA A | 4024 NW 23RD ST | OKLAHOMA CITY | OK | 73107 | GRADY MUSGRAVE ADD 008 013 |
| SHIPLEY NOAH I | 4020 NW 23RD ST | OKLAHOMA CITY | OK | 73107-2742 | GRADY MUSGRAVE ADD 008 012 |

| | | | | |
|------------------------------|---------------------------|---------------|----|---------------------------------------|
| SPEARS TERRY | 1609 CAMULOS AVE | GLENDALE | CA | 91208 GRADY MUSGRAVE ADD 008 011 |
| JRUIZ CONSTRUCTION LLC | 2700 N MERIDIAN PL | OKLAHOMA CITY | OK | 73127 L L LYON FIRST ADD 005 017 |
| GALLEGOS ARMANDO & DELIA | 3949 NW 23RD ST | OKLAHOMA CITY | OK | 73107 L L LYON FIRST ADD 005 018 |
| PERRY KIARA LATRICE | 3961 NW 23RD ST | OKLAHOMA CITY | OK | 73107-2739 L L LYON FIRST ADD 005 016 |
| EDNA SALON SPA LLC | 4011 NW 23RD ST | OKLAHOMA CITY | OK | 73107 L L LYON FIRST ADD 006 003 |
| FLORES RENE PUENTES | 4007 NW 23RD ST | OKLAHOMA CITY | OK | 73107-2741 L L LYON FIRST ADD 006 004 |
| ROSA JESUS ALEJANDRO LARRAGA | 1509 N MAY AVE | OKLAHOMA CITY | OK | 73107 L L LYON FIRST ADD 006 005 |
| AYALA ROMILIO | 3945 NW 23RD ST | OKLAHOMA CITY | OK | 73107 L L LYON FIRST ADD 005 019 |
| NICOLOSI SAMMY L | 4015 NW 23RD ST | OKLAHOMA CITY | OK | 73107-2741 L L LYON FIRST ADD 006 002 |
| NICOLOSI SAMMY L | 4015 NW 23RD ST | OKLAHOMA CITY | OK | 73107-2741 L L LYON FIRST ADD 006 001 |
| AGUIRRE ANESIA RENEE | 2204 N TULSA AVE | OKLAHOMA CITY | OK | 73107 GRADY MUSGRAVE ADD 011 006 |
| DENNIS JOHN W | 4022 NW 24TH ST | OKLAHOMA CITY | OK | 73107-1436 L L LYON FIRST ADD 005 015 |
| BOYD MARISA L | 428 GEORGE L CROSS DR | NORMAN | OK | 73069 L L LYON FIRST ADD 006 006 |
| FRISBIE PROPERTIES LLC | 10704 N ANN ARBOR AVE | OKLAHOMA CITY | OK | 73162 L L LYON FIRST ADD 005 014 |
| NICKELL JENNIFER ELAINE | 2509 N LYON BLVD | OKLAHOMA CITY | OK | 73107 L L LYON FIRST ADD 006 007 |
| OMEGA INVESTMENTS LLC | 20 NW 13TH ST, Unit 200 | OKLAHOMA CITY | OK | 73103 L L LYON FIRST ADD 004 022 |
| FRONTIER EASTOAK LLC | 5330 E 31ST ST, Unit 1000 | TULSA | OK | 74135 UNPLTD PT SEC 23 12N 4W 000 001 |
| DEARDS JOHN A | 2513 N LYON BLVD | OKLAHOMA CITY | OK | 73107-1451 L L LYON FIRST ADD 006 008 |
| MANESS MELISSA A & LONNIE K | 2504 N LYON BLVD | OKLAHOMA CITY | OK | 73107-1452 L L LYON FIRST ADD 004 021 |

0 PT SE4 SEC 23 12N 4W BEG AT SW/C OF SE4 TH N338FT E129FT S338FT W129FT TO BEG EX S50FT TO CITY