



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

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](mailto: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

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**

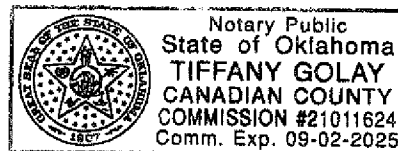
}

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



OAG 2024-1 – INDIVIDUAL

Exhibit to DeedAFFIDAVIT 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.



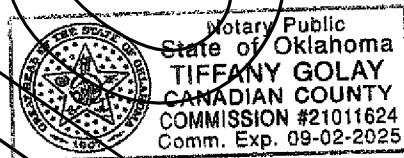
AFFIANT

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

  
NOTARY PUBLIC



UNOFFICIAL

# Proposed Rezoning Area

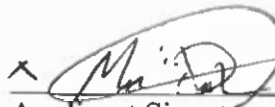
Legal Description: **GRADY MUSGRAVE ADD 015 001 (4100 NW 23<sup>rd</sup> Street, Oklahoma City, OK 73107)**

**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	GLENDAL	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 000 000
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