



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
 3800 SW 27th Pl.

Project Name

3800 SW 27th Pl.

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

Residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1647
Case No.: SPUD -	6-12-24
File Date:	W3
Ward No.:	Riverpark
Nbhd. Assoc.:	OKC
School District:	R-1
Extg Zoning:	AE-2
Overlay:	

3.47 acres 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):

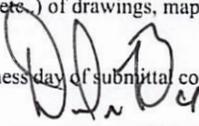
Name

Mailing Address

City, State, Zip Code

Phone

Email


 Signature of Applicant

Williams, Box, Forshee & Bullard, P.C. on behalf of Applicant

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address
 Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

esilberg@wbflaw.com; kturner@wbflaw.com; dmbox@wbflaw.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:
TAF Construction, LLC
1723 West Britton Road
Oklahoma City, OK 73120

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **300.00**

Tax ID#: **1842-13-238-6505**

Filed/insured by: First American Title Insurance Company

File No.: **2854111-OK15 (MM)**

That **Asheli B. Nall a single person**, (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 **TAF Construction, LLC, an Oklahoma limited liability company**, (the "Grantee"), the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

All of Lots One (1) to Twenty-five (25), inclusive in Block Twenty-five (25) and All of Lots One (1) to Twenty-five (25), inclusive in Block Twenty-six (26) in PACKING HOUSE VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, Except the North 84 feet of Lots One (1) to Eight (8) inclusive, in Block Twenty-five (25) aforesaid, now vacated, and now described as follows: Beginning at a point on the East line of the Southeast Quarter (SE/4) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma; Thence 508 feet North of the Southeast Corner of said Quarter Section to the Point of Beginning; Thence West and parallel with the South line of said Quarter Section a distance of 1333 feet; Thence North and parallel with the East line of said Quarter Section a distance of 165 feet; Thence East and parallel with the South line of said Quarter Section a distance of 1333 feet; Thence South 165 feet to the Point or Place of Beginning, LESS & EXCEPT, the North 84 feet of Lots 1 to 8, inclusive Block 25, aforesaid, AND LESS & EXCEPT a part of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, formerly known as the South 56 feet of Lots One (1) through Eight (8), Inclusive, in Block Twenty-five (25), PACKING HOUSE VIEW ADDITION, now vacated, and now described as follows: Commencing at the Southeast corner of the Southeast Quarter (SE/4) of said Section Eleven (11); Thence North 00°15'56" West along the East line of said Southeast Quarter (SE/4) a distance of 508 feet (Platted), 526.87 feet (Measured); Thence North 89°42'12" West a distance of 33 feet to the Point of Beginning; Thence continuing North 89°42'12" West a distance of 200 feet; Thence North 00°15'43" West a distance of 56 feet; Thence South 89°42'12" East a distance of 200 feet to a point on the West Right-of-Way of S. Portland Ave; Thence South 00°15'42" East a distance of 56 feet to the Point of Beginning.

Property Address: **SW 27th Street, Oklahoma City, OK 73108**

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. 2854111 300.00 3/22

Signed and delivered this **April 29, 2024**.

Asheli B. Nail

Asheli B. Nail

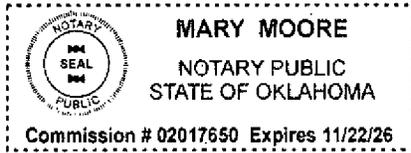
ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF **OKLAHOMA**

}
} **ss.**
}

COUNTY OF **Oklahoma**

This instrument was acknowledged before me on **April 29, 2024**, by **Asheli B. Nail** a single person.



[Signature]

NOTARY PUBLIC

My Commission Expires:

Mail Tax Statements To:

same as return

OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST Exhibit to Deed
AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Harry Adams (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.

2. I am a/an Manager (role, such as titled officer or trustee) of TAF Construction LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.

3. 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.

4. The Entity 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.

5. If the Entity is a trust, its grantee(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.

6. 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 subject me and/or the Entity to 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, individually and as authorized agent of the Entity

4-29-2024
Date

The foregoing instrument was subscribed and sworn to before me this 29 day of April, 2024 by Harry Adams



[Signature]
NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires: _____

Exhibit A
Legal Description

All of Lots One (1) to Twenty-five (25), inclusive in Block Twenty-five (25) and All of Lots One (1) to Twenty-five (25), inclusive in Block Twenty-six (26) in PACKING HOUSE VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, Except the North 84 feet of Lots One (1) to Eight (8) inclusive, in Block Twenty-five (25) aforesaid, now vacated, and now described as follows: Beginning at a point on the East line of the Southeast Quarter (SE/4) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma; Thence 508 feet North of the Southeast Corner of said Quarter Section to the Point of Beginning; Thence West and parallel with the South line of said Quarter Section a distance of 1333 feet; Thence North and parallel with the East line of said Quarter Section a distance of 165 feet; Thence East and parallel with the South line of said Quarter Section a distance of 1333 feet; Thence South 165 feet to the Point or Place of Beginning,

LESS & EXCEPT, the North 84 feet of Lots 1 to 8, inclusive Block 25, aforesaid,

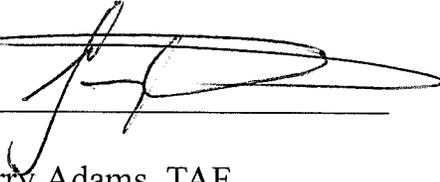
AND LESS & EXCEPT a part of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, formerly known as the South 56 feet of Lots One (1) through Eight (8), Inclusive, in Block Twenty-five (25), PACKING HOUSE VIEW ADDITION, now vacated, and now described as follows: Commencing at the Southeast corner of the Southeast Quarter (SE/4) of said Section Eleven (11); Thence North 00°15'56" West along the East line of said Southeast Quarter (SE/4) a distance of 508 feet (Platted), 526.87 feet (Measured); Thence North 89°42'12" West a distance of 33 feet to the Point of Beginning; Thence continuing North 89°42'12" West a distance of 200 feet; Thence North 00°15'43" West a distance of 56 feet; Thence South 89°42'12" East a distance of 200 feet to a point on the West Right-of-Way of S. Portland Ave; Thence South 00°15'42" East a distance of 56 feet to the Point of Beginning.

LETTER OF AUTHORIZATION

TAF Construction LLC, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location.

UNPLTD PT SEC 11 11N 4W 000 000 PT SE4 SEC 11 11N 4W
FORM LOTS 9 THRU 25 BLK 25 & LOTS 1 THRU 25 BLK
26 BEING A PT PF N ½ OF BLKS 25 & 26 PACKINGHOUSE
VIEW ADD

By:



Garry Adams, TAF

CONSTRUCTION

Title: Owner / Manager

Date: 04/24/2024

All of Lots One (1) to Twenty-five (25), inclusive in Block Twenty-five (25) and All of Lots One (1) to Twenty-five (25), inclusive in Block Twenty-six (26) in PACKING HOUSE VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, Except the North 84 feet of Lots One (1) to Eight (8) inclusive, in Block Twenty-five (25) aforesaid, now vacated, and now described as follows: Beginning at a point on the East line of the Southeast Quarter (SE/4) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma; Thence 508 feet North of the Southeast Corner of said Quarter Section to the Point of Beginning; Thence West and parallel with the South line of said Quarter Section a distance of 1333 feet; Thence North and parallel with the East line of said Quarter Section a distance of 165 feet; Thence East and parallel with the South line of said Quarter Section a distance of 1333 feet; Thence South 165 feet to the Point or Place of Beginning,

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OWNERSHIP REPORT
ORDER 2875301

DATE PREPARED: JUNE 10, 2024
EFFECTIVE DATE: JUNE 5, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1842	R132386505	TAF CONSTRUCTION LLC		1723 W BRITTON RD	OKLAHOMA CITY	OK	73120-1348	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PT SEC 11 11N 4W 000 000 PT SE4 SEC 11 11N 4W FORM LOTS 9 THRU 25 BLK 25 & LOTS 1 THRU 25 BLK 26 BEING A PT OF N 1/2 OF BLKS 25 & 26 PACKINGHOUSE VIEW ADD (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
1842	R077479127	COUNCIL & JONES		13 E JANICE APT 102	YUKON	OK	73099	PACKINGHOUSE VIEW	000	000	PACKINGHOUSE VIEW 000 000 S100FT OF LOTS 26 THRU 34 PLUS S100FT OF W12FT LOT 35 PLUS E20FT OF ATWOOD ST VAC ADJ LOTS ON W & N20FT AVE G VAC ADJ ON S EXTENDING TO CENTERLINE OF ATWOOD ST BLK 25 PLUS LOTS 16 THRU 35 PLUS VAC ALLEY ADJ SD LOTS PLUS E20FT OF ATWOOD ST VAC ADJ LOTS ON W & S 20FT AVE G VAC ADJ ON N BLK 32	3731 SW 29TH ST OKLAHOMA CITY
1842	R077475445	VARGAS MATA JOSE L		3600 HICKS AVE	SPENCER	OK	73084	PACKINGHOUSE VIEW	022	000	PACKINGHOUSE VIEW 022 000 E10FT LOT 40 ALL LOT 41 W15FT LOT 42 EX S5FT	3917 SW 27TH PL OKLAHOMA CITY
1842	R077475455	OUTWEST INVESTMENTS LLC		3317 SW 29TH ST	OKLAHOMA CITY	OK	73119-1628	PACKINGHOUSE VIEW	022	000	PACKINGHOUSE VIEW 022 000 E10FT LOT 42 ALL LOT 43 W15FT LOT 44 EX S5FT	3913 SW 27TH PL OKLAHOMA CITY
1842	R077475465	MARTINEZ JUAN CANEDO		3905 SW 27TH PL	OKLAHOMA CITY	OK	73108	PACKINGHOUSE VIEW	022	000	PACKINGHOUSE VIEW 022 000 E10FT LOT 44 ALL LOT 45 W15FT LOT 46 EX S5FT	3909 SW 27TH PL OKLAHOMA CITY
1842	R077475475	CANEDO JUAN		3905 SW 27TH PL	OKLAHOMA CITY	OK	73108-4623	PACKINGHOUSE VIEW	022	000	PACKINGHOUSE VIEW 022 000 E10FT LOT 46 ALL LOT 47 W15FT LOT 48 EX S5FT	3905 SW 27TH PL OKLAHOMA CITY
1842	R077475485	MARTINES JUAN CANEDO		3905 SW 27TH PL	OKLAHOMA CITY	OK	73108	PACKINGHOUSE VIEW	022	000	PACKINGHOUSE VIEW 022 000 E10FT LOT 48 ALL LOT 49 W15FT LOT 50 EX S5FT	3901 SW 27TH PL OKLAHOMA CITY
1842	R077475253	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	PACKINGHOUSE VIEW	022	000	PACKINGHOUSE VIEW 022 000 N 5FT OF N/2 & S 5FT OF S 2FT & E 10FT OF LOTS 1 & 50 EXEMPT	0 UNKNOWN OKLAHOMA CITY
1842	R077475285	ORTIZ MAXIMO A & ENCARNACION		3912 SW 27TH ST	OKLAHOMA CITY	OK	73108-4618	PACKINGHOUSE VIEW	022	000	PACKINGHOUSE VIEW 022 000 W15FT LOT 7 ALL LOT 8 E10FT LOT 9 EX N5FT	3912 SW 27TH ST OKLAHOMA CITY
1842	R077475275	DUARTE KEITY V MORENO		3908 SW 27TH ST	OKLAHOMA CITY	OK	73108	PACKINGHOUSE VIEW	022	000	PACKINGHOUSE VIEW 022 000 W15FT LOT 5 ALL LOT 6 E10FT LOT 7 EX N5FT	3908 SW 27TH ST OKLAHOMA CITY

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1842	R077475265	SKYLINE DEVELOPMENT INC		6775 BOUCHER DR, Unit 6	EDMOND	OK	73034-9263	PACKINGHOUSE VIEW	022	000	PACKINGHOUSE VIEW 022 000 W15FT LOT 3 ALL LOT 4 E10FT LOT 5 EX N5FT	3904 SW 27TH ST OKLAHOMA CITY
1842	R077475255	PEREZ JUANA A		3900 SW 27TH ST	OKLAHOMA CITY	OK	73108	PACKINGHOUSE VIEW	022	000	PACKINGHOUSE VIEW 022 000 W15FT LOT 1 ALL LOT 2 E10FT LOT 3 EX N5FT	3900 SW 27TH ST OKLAHOMA CITY
1842	R077475625	HUERTA ROBERT R		3845 SW 27TH PL	OKLAHOMA CITY	OK	73108-4823	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 ALL LOTS 26 & 27 W15FT LOT 28 EX S5FT	3845 SW 27TH PL OKLAHOMA CITY
1842	R077475635	CLARKE ANITA KAY REV TRUST		3841 SW 27TH PL	OKLAHOMA CITY	OK	73108-4823	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 E10FT LOT 28 ALL LOT 29 W15FT LOT 30 EX S5FT	3841 SW 27TH PL OKLAHOMA CITY
1842	R077475645	VILLARREAL FERNANDO CONTRERAS	PEREZ MARIA CRUZ ROSALES	3837 SW 27TH PL	OKLAHOMA CITY	OK	73108-4823	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 E10FT LOT 30 ALL LOT 31 W15FT LOT 32 EX S5FT	3837 SW 27TH PL OKLAHOMA CITY
1842	R077475655	CURLISS ANNIE R	SCARLETT RALPH A JR	3833 SW 27TH PL	OKLAHOMA CITY	OK	73108-4823	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 E10FT LOT 32 ALL LOT 33 W15FT LOT 34 EX S5FT	3833 SW 27TH PL OKLAHOMA CITY
1842	R077475665	AVALOS PLACIDO & SANJUANA		3416 N UTAH AVE	OKLAHOMA CITY	OK	73112-3129	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 E10FT LOT 34 ALL LOT 35 W15FT LOT 36 EX S5FT	3829 SW 27TH PL OKLAHOMA CITY
1842	R077475675	WALTHER MARK F		2408 1/2 S WOODWARD AVE	OKLAHOMA CITY	OK	73108-5229	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 E10FT LOT 36 ALL LOT 37 W15FT LOT 38 EX S5FT	3825 SW 27TH PL OKLAHOMA CITY
1842	R077475685	ASHE PROPERTIES MANAGEMENT SOUTHWEST LLC		6717 NW 134TH ST	OKLAHOMA CITY	OK	73142	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 E10FT LOT 38 ALL LOT 39 W15FT LOT 40 EX S5FT	3821 SW 27TH PL OKLAHOMA CITY
1842	R077475695	WILLIAMS CHARLES J & LAVELLE		2920 SW 12TH ST	OKLAHOMA CITY	OK	73108-2213	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 E10FT LOT 40 ALL LOT 41 W15FT LOT 42 EX S5FT	3817 SW 27TH PL OKLAHOMA CITY
1842	R077475705	LOZANO JESUS M & SYLVIA M		900 SW 94TH ST	OKLAHOMA CITY	OK	73139-2702	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 E10FT LOT 42 ALL LOT 43 W15FT LOT 44 EX S5FT	3813 SW 27TH PL OKLAHOMA CITY
1842	R077475715	FIERRO RAUL H		1404 SW 30TH ST	OKLAHOMA CITY	OK	73119-2308	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 E10FT LOT 44 ALL LOT 45 W15FT LOT 46 EX S5FT	3809 SW 27TH PL OKLAHOMA CITY
1842	R077475725	PROPERTY MANAGEMENT SERVICES INC		1411 LINWOOD BLVD	OKLAHOMA CITY	OK	73106-5021	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 E10FT LOT 46 ALL LOT 47 W15FT LOT 48 EX S5FT	3805 SW 27TH PL OKLAHOMA CITY
1842	R077475735	MULLINS INVESTMENT INC		7904 WILSHIRE RIDGE DR	OKLAHOMA CITY	OK	73132-3321	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 E10FT LOT 48 ALL LOT 49 W15FT LOT 50 EX S5FT	3801 SW 27TH PL OKLAHOMA CITY

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1842	R077475503	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 N 5FT OF N/2 & S 5FT OF S 2FT & E 10FT LOTS 1 & 50 EXEMPT	0 UNKNOWN OKLAHOMA CITY
1842	R077475615	GUTIERREZ CRISTINA RIOS	RIOS ENRIQUE C	3844 SW 27TH ST	OKLAHOMA CITY	OK	73108-4822	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 W15FT LOT 23 ALL LOT 24 & 25 EX N5FT	3844 SW 27TH ST OKLAHOMA CITY
1842	R077475605	SAVARD JOHN ALBERT JR	SUTTLE TONY DOW JR	3840 SW 27TH ST	OKLAHOMA CITY	OK	73108-4822	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 W15FT LOT 21 ALL LOT 22 E10FT LOT 23 EX N5FT	3840 SW 27TH ST OKLAHOMA CITY
1842	R077475595	BUIE CHARLES EARL		3832 SW 27TH ST	OKLAHOMA CITY	OK	73108-4822	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 W15FT LOT 19 ALL LOT 20 E10FT LOT 21 EX N5FT	3836 SW 27TH ST OKLAHOMA CITY
1842	R077475585	BUIE TERRY J		3832 SW 27TH ST	OKLAHOMA CITY	OK	73108	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 W15FT LOT 17 ALL LOT 18 E10FT LOT 19 EX N5FT	3832 SW 27TH ST OKLAHOMA CITY
1842	R077475575	MARTINEZ RAFAEL	GUZMAN NORA L	3828 SW 27TH ST	OKLAHOMA CITY	OK	73108	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 W15FT LOT 15 ALL LOT 16 E10FT LOT 17 EX N5FT	3828 SW 27TH ST OKLAHOMA CITY
1842	R077475565	BUIE TERRY JAY	BUIE JERRY RAY	3832 SW 27TH ST	OKLAHOMA CITY	OK	73108-4822	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 W15FT LOT 13 ALL LOT 14 E10FT LOT 15 EX N5FT	3824 SW 27TH ST OKLAHOMA CITY
1842	R077475555	J GREENVILLE CO		2841 SW 65TH ST	OKLAHOMA CITY	OK	73159-2603	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 W15FT LOT 11 ALL LOT 12 E10FT LOT 13 EX N5FT	3820 SW 27TH ST OKLAHOMA CITY
1842	R077475545	ORTIZ MELISSA		3816 SW 27TH ST	OKLAHOMA CITY	OK	73108	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 W15FT LOT 9 ALL LOT 10 E10FT LOT 11 EX N5FT	3816 SW 27TH ST OKLAHOMA CITY
1842	R077475535	FRAIRE MONICA & ARCENIO		3812 SW 27TH ST	OKLAHOMA CITY	OK	73108-4822	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 W15FT LOT 7 ALL LOT 8 E10FT LOT 9 EX N5FT	3812 SW 27TH ST OKLAHOMA CITY
1842	R077475525	BUIE JERRY RAY		601 VISTA LN TRLR 48	EDMOND	OK	73034-6321	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 W15FT LOT 5 ALL LOT 6 E10FT LOT 7 EX N5FT	3808 SW 27TH ST OKLAHOMA CITY
1842	R077475515	ALFORD MARKUS E	ALFORD JERROD W	3804 SW 27TH ST	OKLAHOMA CITY	OK	73108-4822	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 W15FT LOT 3 ALL LOT 4 E10FT LOT 5 EX N5FT	3804 SW 27TH ST OKLAHOMA CITY
1842	R077475505	ROBINSON C RICHARD & PATRICIA		3800 SW 27TH ST	OKLAHOMA CITY	OK	73108-4822	PACKINGHOUSE VIEW	023	000	PACKINGHOUSE VIEW 023 000 W15FT LOT 1 ALL LOT 2 E10FT LOT 3 EX N5FT	3800 SW 27TH ST OKLAHOMA CITY
1842	R077475810	CAREY HEIGHTS BAPTIST CHURCH		3720 SW 27TH ST	OKLAHOMA CITY	OK	73108-4820	PACKINGHOUSE VIEW	024	000	PACKINGHOUSE VIEW 024 000 LOTS 26 THRU 41 EXEMPT	0 UNKNOWN OKLAHOMA CITY

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DATE PREPARED: JUNE 10, 2024
EFFECTIVE DATE: JUNE 5, 2024 AT 7:30 AM

1842	R077475870	MATA MAIRA		2823 S PORTLAND AVE	OKLAHOMA CITY	OK	73108- 4836	PACKINGHOUSE VIEW	024	000	PACKINGHOUSE VIEW 024 000 E20FT OF N65FT OF LOT 44 & N65FT LOTS 45 THRU 50	2823 S PORTLAND AVE OKLAHOMA CITY
1842	R077477580	DELGADOS CONSTRUCTION INC		2704 SW 35TH ST	OKLAHOMA CITY	OK	73119	PACKINGHOUSE VIEW	031	000	PACKINGHOUSE VIEW 031 000 LOTS 16 THRU 35	3825 SW 29TH ST OKLAHOMA CITY
1842	R077477775	MARTINEZ RALPH T		1518 SW 23RD ST	OKLAHOMA CITY	OK	73108	PACKINGHOUSE VIEW	031	000	PACKINGHOUSE VIEW 031 000 LOTS 13 THRU 15 & LOTS 36 THRU 38	3825 SW 29TH ST OKLAHOMA CITY
1842	R077477885	MAGERUS PHILIP EUGENE		3809 SW 29TH ST	OKLAHOMA CITY	OK	73119- 1249	PACKINGHOUSE VIEW	031	000	PACKINGHOUSE VIEW 031 000 LOTS 1 THRU 12 & 39 THRU 50 EX S17FT OF LOTS 43 THRU 50	3809 SW 29TH ST OKLAHOMA CITY
1842	R077478302	COUNCIL & JONES GENERAL	PARTNERSHIP INC	13 E JANICE APT 102	YUKON	OK	73099	PACKINGHOUSE VIEW	032	000	PACKINGHOUSE VIEW 032 000 LOTS 1 THRU 9 EX N108FT PLUS LOTS 42 THRU 50 PLUS VACATED ALLEY LYING BETWEEN LTS 1 THRU 9 & LTS 42 THRU 50	3701 SW 29TH ST OKLAHOMA CITY
1842	R077478300	VERSATEQ INC		2901 S PORTLAND AVE	OKLAHOMA CITY	OK	73108- 4838	PACKINGHOUSE VIEW	032	000	PACKINGHOUSE VIEW 032 000 N108FT OF LOTS 1 THRU 9 & E10FT OF N110FT OF LOT 10 PLUS S/2 VAC SW 28TH ST LYING N & ADJ TO LOTS 1 THRU 9	2901 S PORTLAND AVE OKLAHOMA CITY
1842	R077478310	WESTERN WEB ENVELOPE INC	ATTN DAVID PERKINS	3711 SW 29TH ST	OKLAHOMA CITY	OK	73119- 1248	PACKINGHOUSE VIEW	032	000	PACKINGHOUSE VIEW 032 000 W15FT OF LOT 10 & ALL LOTS 11 THRU 15 EX S30FT PLUS S/2 VACATED SW 28 STREET ADJ SD LOTS ON N PLUS S30FT LOTS 10 THRU 15 & ALL LOTS 36 THRU 41 & ALL VACATED ALLEY ADJ SD LOTS	3711 SW 29TH ST OKLAHOMA CITY
1842	R132386500	ZARATE FIDEL		2835 S PORTLAND AVE	OKLAHOMA CITY	OK	73108	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PT SE4 SEC 11 11N 4W S56FT OF LOTS 1 THRU 8 BLK 25 FORMLY PACKINGHOUSE VIEW ADD NOW VAC AKA BEG 508FT N & 33FT W OF SE/C SE4 TH W200FT N56FT E200FT S56FT TO BEG	2835 S PORTLAND AVE OKLAHOMA CITY
1842	R132385600	WEESAN ENTERPRISES LLC		3317 SW 29TH ST	OKLAHOMA CITY	OK	73119- 1628	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PT SEC 11 11N 4W 000 000 PT OF SE4 SEC 11 11N 4W BEING PT N 1/2 OF S 1/2 OF SE4 OF SE4 DESC BEG BEG 653FT N & 33FT W OF SE/C SE4 TH W200FT S84FT E200FT N84FT TO BEG FORMERLY N84FT LOTS 1 TO 8 BLK 25 PACKINGHOUSE VIEW	2831 S PORTLAND AVE OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2875301

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1842	R132381005	ANGADIATH MAR JACOB MOST REV	BISHOP ST THOMAS SYRO MALABAR CATHOLIC ARCHDIOCESE OF CHICAGO	7501 NW EXPRESSWAY	OKLAHOMA CITY	OK	73132	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PT SEC 11 11N 4W 000 000 PT OF SE4 BEG AT SE&C OF W2 OF SE4 TH N673FT W347FT S673FT E347FT TO BEG EXEMPT	3901 SW 29TH ST OKLAHOMA CITY
1842	R132385740	SILVA SARAHID		1200 BANNER RD NW	OKARCHE	OK	73762	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PRT OF SE4 SEC 11 11N 4W BEING FORMERLY LOTS 1 THRU 8 AND E7FT LOT 9 BLK 24 PACKINGHOUSE VIEW & N 1/2 OF ALLEY ADJ ON S& S 1/2 OF STREET ADJ ON N EX N75FT	2815 S PORTLAND AVE OKLAHOMA CITY
1842	R132385750	SALAZAR JUAN DIEGO SANCHEZ		2801 S PORTLAND AVE	OKLAHOMA CITY	OK	73108	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PT OF SE4 SEC 11 11N 4W BEING FORMERLY N75FT OF E207FT OF BLK 24 & S 1/2 OF STREET ADJ ON N PACKINGHOUSE VIEW EX N25FT & E17FT	2801 S PORTLAND AVE OKLAHOMA CITY
1842	R132385760	CAREY HGTS BAPT CH		3720 SW 27TH ST	OKLAHOMA CITY	OK	73108- 4820	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PT SEC 11 11N 4W 000 000 PRT OF SE4 SEC 11 11N 4W BEING FORMERLY W18FT LOT 9 ALL LOTS 10 THRU 25 & N 1/2 OF ALLEY ADJ ON S & E 1/2 OF STREET ADJON W & S 1/2 OF STREET ADJ ON N BLK 24 PACKINGHOUSE VIEW NOWVACATED	0 UNKNOWN OKLAHOMA CITY
1842	R132386525	DAL CO LEASING LLC		3318 SE 15TH ST	DEL CITY	OK	73115	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PT SE4 SEC 11 11N 4W BEG 343FT N & 33FT W OF SE/C SE4 TH W194.03FT N140FT E194.03FT S140FT TO BEG	2845 S PORTLAND AVE OKLAHOMA CITY
1842	R132386520	A TEAM INVESTMENTS LLC		250 GRANT PARKWAY	LOWELL	AR	72745	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PT SEC 11 11N 4W PT SE4 SEC 11 11N 4W BEG 343FT N & 227.03FT W OF SE/C SE4 TH W194.05FT N120FT W251.89FT S120.15FT W660.09FT N165.15FT E1300.06FT S25FT W194.03FT S140FT TO BEG	2839 S PORTLAND AVE OKLAHOMA CITY
1847	R089977230	CARDENAS EVA A	LOERA EMILIA	2824 S PORTLAND AVE	OKLAHOMA CITY	OK	73108- 4837	ZURLINE PARK ADD	015	000	ZURLINE PARK ADD 015 000 LOTS 35 & 36	2824 S PORTLAND AVE OKLAHOMA CITY
1847	R089977110	APC HOMES LLC		2916 S PORTLAND AVE	OKLAHOMA CITY	OK	73108- 4839	ZURLINE PARK ADD	015	031	ZURLINE PARK ADD 015 031	2916 S PORTLAND AVE OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2875301

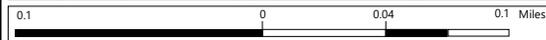
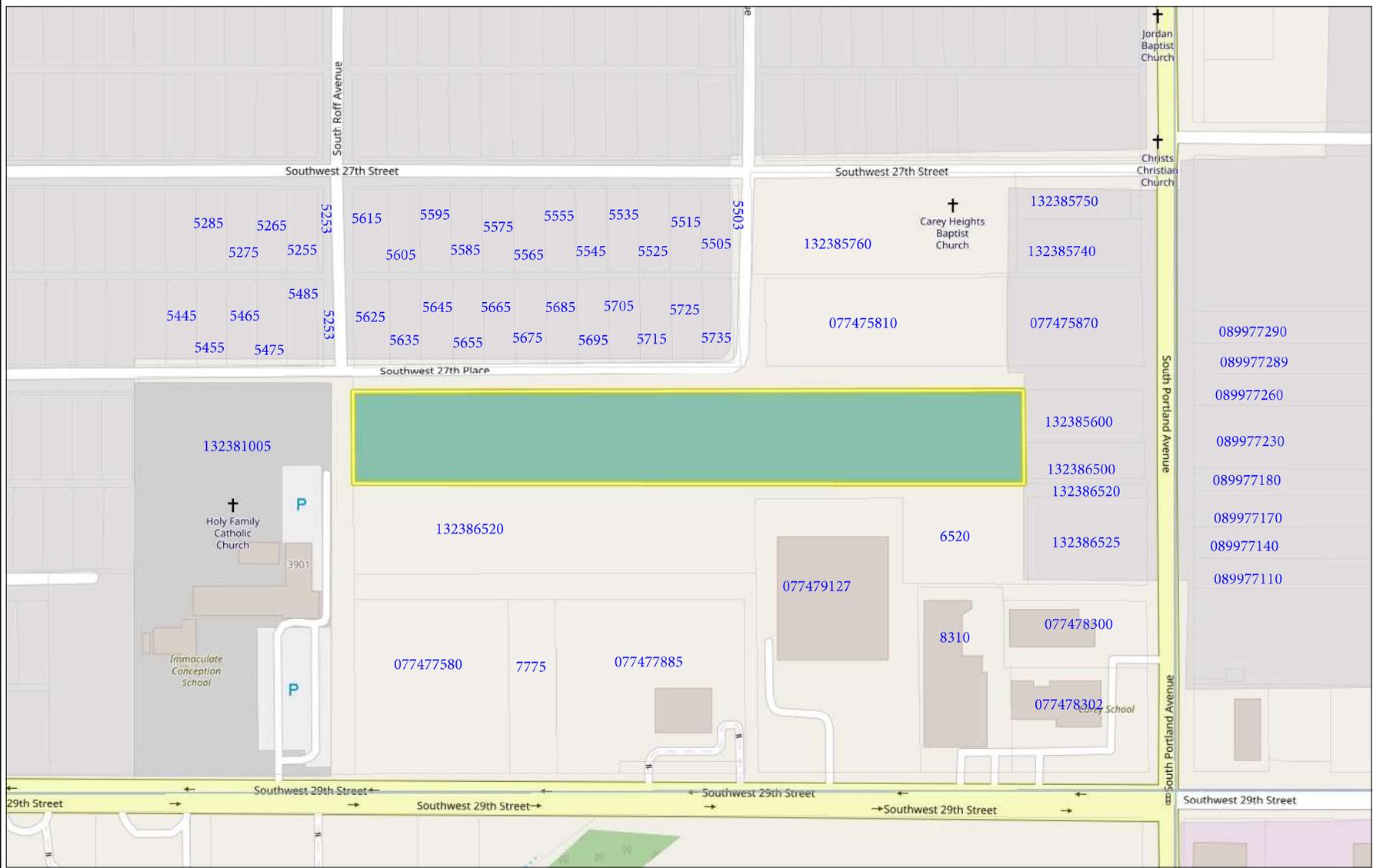
DATE PREPARED: JUNE 10, 2024
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1847	R089977140	AVILA JOSE ANGEL	MARTINEZ SILVIA MORENO	1629 SW 40TH ST	OKLAHOMA CITY	OK	73119-3719	ZURLINE PARK ADD	015	032	ZURLINE PARK ADD 015 032	0 UNKNOWN OKLAHOMA CITY
1847	R089977170	MILLER KARL WAYNE SR	MILLER KARL WAYNE JR	4513 CREEKWOOD DR	OKLAHOMA CITY	OK	73135	ZURLINE PARK ADD	015	033	ZURLINE PARK ADD 015 033	2908 S PORTLAND AVE OKLAHOMA CITY
1847	R089977180	MILLER KARL WAYNE SR	MILLER KARL WAYNE JR	4513 CREEKWOOD DR	OKLAHOMA CITY	OK	73135	ZURLINE PARK ADD	015	034	ZURLINE PARK ADD 015 034	2904 S PORTLAND AVE OKLAHOMA CITY
1847	R089977260	MARTINEZ GENARO	AYALA MARIA D CRUZ	3526 S DOUGLAS AVE	OKLAHOMA CITY	OK	73109	ZURLINE PARK ADD	015	037	ZURLINE PARK ADD 015 037	2820 S PORTLAND AVE OKLAHOMA CITY
1847	R089977289	NAHAMIA INVESTMENTS LLC		1915 NW 23RD ST	OKLAHOMA CITY	OK	73106	ZURLINE PARK ADD	015	038	ZURLINE PARK ADD 015 038	2816 S PORTLAND AVE OKLAHOMA CITY
1847	R089977290	THESSALONIKA REV TRUST		PO BOX 20471	OKLAHOMA CITY	OK	73156-0443	ZURLINE PARK ADD	015	039	ZURLINE PARK ADD 015 039	2812 S PORTLAND AVE OKLAHOMA CITY



Legend

- Sections (>1:40,000)
- Parcels
- OK County Boundary



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

3800 SW 27th Pl.

June 12, 2024

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

dmbox@wbflaw.com

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-1 Single-Family Residential District** and **AE-2 Airport Environs Zone 2**(OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-1 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 and Lot Width:**

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

The minimum lot width shall be forty feet (40').

4. **Maximum Number of Buildings:**

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

5. Building Setback Lines

Front Yard: 25 feet
Rear Yard: 15 feet
Side Yard: 5 feet

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 Accessory 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 Non-Accessory Signs

Non-accessory signs will be prohibited.

8.4 Electronic Message Display Signs

Electronic Message Display signs will be prohibited.

9. Access:

Access may be taken from SW 27th Pl. and S. Quapah Ave.

10. Sidewalks

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

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, LP smart siding, 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:

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

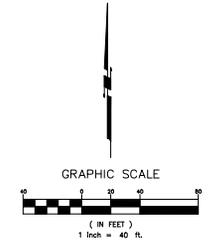
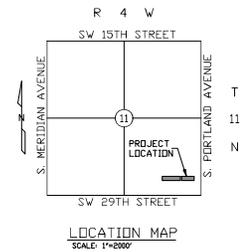
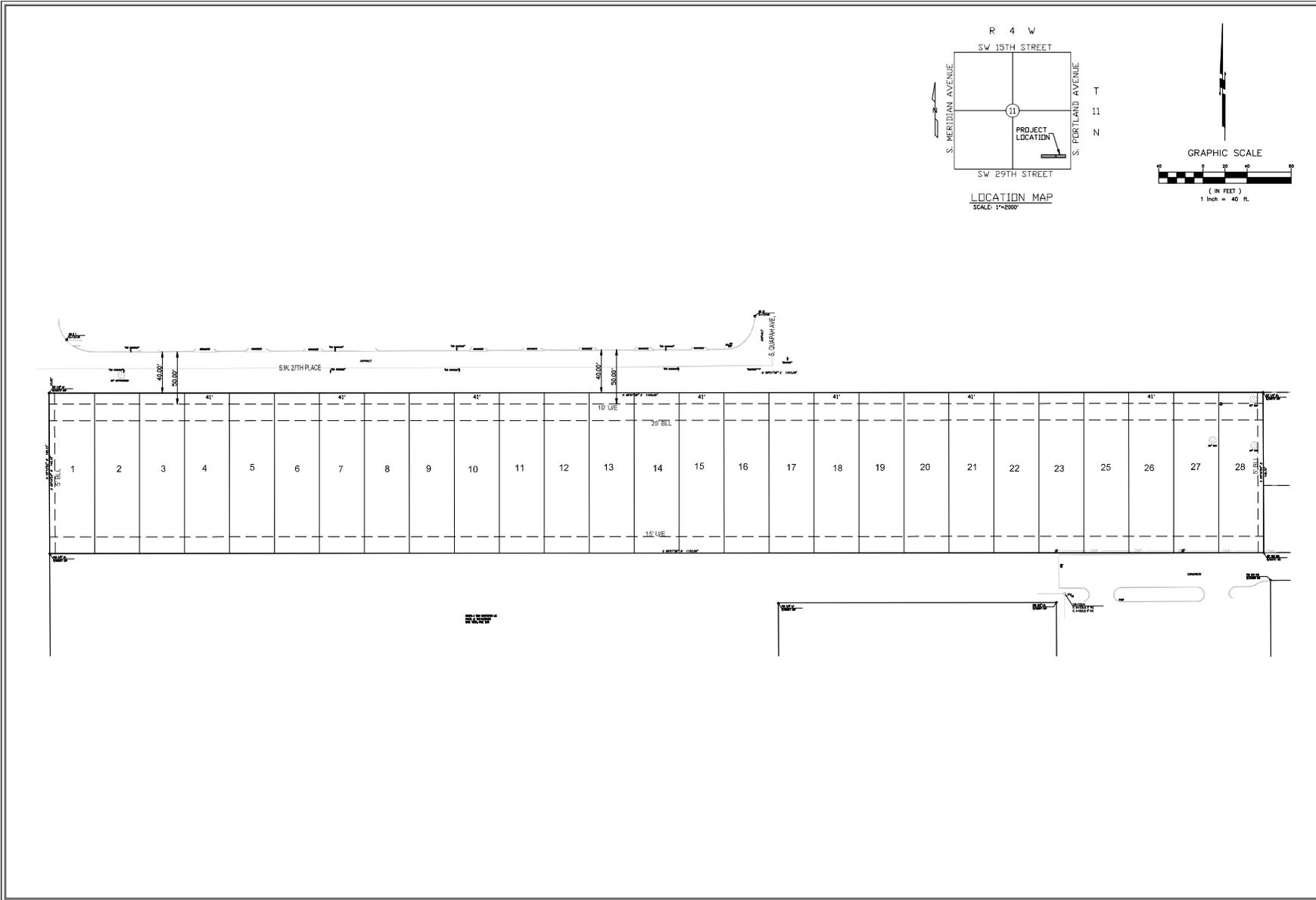
Exhibit A
Legal Description

All of Lots One (1) to Twenty-five (25), inclusive in Block Twenty-five (25) and All of Lots One (1) to Twenty-five (25), inclusive in Block Twenty-six (26) in PACKING HOUSE VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, Except the North 84 feet of Lots One (1) to Eight (8) inclusive, in Block Twenty-five (25) aforesaid, now vacated, and now described as follows: Beginning at a point on the East line of the Southeast Quarter (SE/4) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma; Thence 508 feet North of the Southeast Corner of said Quarter Section to the Point of Beginning; Thence West and parallel with the South line of said Quarter Section a distance of 1333 feet; Thence North and parallel with the East line of said Quarter Section a distance of 165 feet; Thence East and parallel with the South line of said Quarter Section a distance of 1333 feet; Thence South 165 feet to the Point or Place of Beginning,

LESS & EXCEPT, the North 84 feet of Lots 1 to 8, inclusive Block 25, aforesaid,

AND LESS & EXCEPT a part of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, formerly known as the South 56 feet of Lots One (1) through Eight (8), Inclusive, in Block Twenty-five (25), PACKING HOUSE VIEW ADDITION, now vacated, and now described as follows: Commencing at the Southeast corner of the Southeast Quarter (SE/4) of said Section Eleven (11); Thence North 00°15'56" West along the East line of said Southeast Quarter (SE/4) a distance of 508 feet (Platted), 526.87 feet (Measured); Thence North 89°42'12" West a distance of 33 feet to the Point of Beginning; Thence continuing North 89°42'12" West a distance of 200 feet; Thence North 00°15'43" West a distance of 56 feet; Thence South 89°42'12" East a distance of 200 feet to a point on the West Right-of-Way of S. Portland Ave; Thence South 00°15'42" East a distance of 56 feet to the Point of Beginning.

Exhibit B



Arc Engineering Consultants, LLC
 CIVIL ENGINEERING LAND PLANNING
 1100 N. W. 11th Street, Suite 100
 Oklahoma City, Oklahoma 73102
 PHONE (405) 959-9282 FAX (405) 959-9448
 CERTIFICATE OF AUTHORIZATION NO. L4997 EXP. 6/28/24

3800 SW 27th Place
 SW 27th Street & Portland Avenue
 Oklahoma City, Oklahoma
CONCEPTUAL LAYOUT

REVISIONS		DATE
NO.	DESCRIPTION	

DRAWN BY: SDR	CHECKED BY: SDR	APPROVED BY: SDR
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PROJECT NUMBER:
24-003

DATE:
06-11-2024

SCALE:
(HORIZ.) 1" = 40'
(VERT.)

SHEET NUMBER
CON