



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

N Star Investments, Inc.

Project Name

SW corner of NW 150th and Rockwell 15051 N ROCKWELL AVE PUD-1300; undeveloped

Address / Location of Property to be Rezoned

Present Use of Property

Commercial development.

Purpose Statement / Proposed Development

C-3

7.2 acres, more or less

Proposed Zoning District

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):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

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

Applicant's Name (please print)

522 Colcord Drive

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbbox@wbflaw.com; kturner@wbflaw.com;

esilberg@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.

| | |
|------------------|------------|
| Staff Use Only | 10921 |
| Case No.: PC | |
| File Date: | 1-11-24 |
| Ward No.: | W8 |
| Nbhd. Assoc.: | --- |
| School District: | DEER CREEK |
| Extg Zoning: | PUD-1300 |
| Overlay: | |



20160315010369300
 03/15/2016 04:11:59 PM
 Bk:RE13068 Pg:1518 Pgs:2 DEED
 State of Oklahoma
 County of Oklahoma
 Oklahoma County Clerk
 Carolynn Gaudill

SPECIAL WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That **TRACY & LISA WILLIAMS RENTALS, LLC**, an Oklahoma limited liability company ("Grantor"), in consideration of the sum of Ten and No/100 dollars and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged do/does grant, bargain, sell and convey unto **N STAR INVESTMENTS, INC.**, an Oklahoma corporation, ("Grantee"), whose mailing address is: P.O. Box 721552, Oklahoma City, Ok 73172, **an undivided Fifty percent (50%) interest** to the real property and premises situated in Oklahoma County, State of Oklahoma, described as:

W1

See attached Exhibit "A" for legal description

together with the improvements thereon and the appurtenances thereunto belonging (herein "the Land").

Grantor warrants the title to the Land to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages** and other liens and encumbrances of whatsoever nature made or suffered to be made by Grantor, SUBJECT TO easements and restrictive covenants of record, and LESS AND EXCEPT any interest in the oil, gas, other minerals within and underlying the Land, as may have been previously reserved or conveyed.

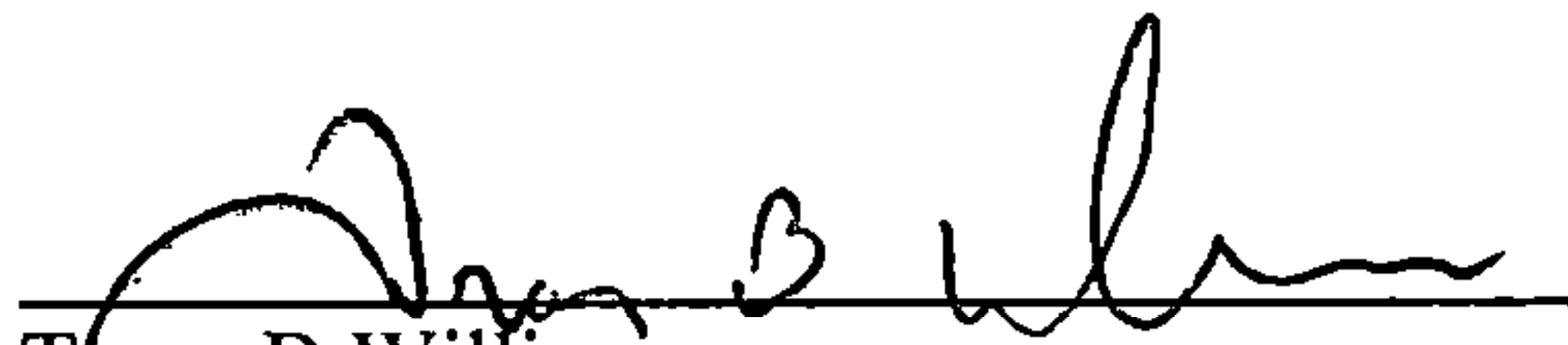
**Grantee is accepting the property with a mortgage filed by The First State Bank on subject property.


TO HAVE AND TO HOLD the Land unto the Grantee, its successors and assigns, forever.

Exempt Documentary Stamp Tax O.S. Title 68, Article 32, Section 3201.

Signed and delivered this 11 day of January 2016.

Tracy & Lisa Williams Rentals, LLC


 Tracy B Williams
 Member


 Lisa M Williams
 Member

ACKNOWLEDGMENT

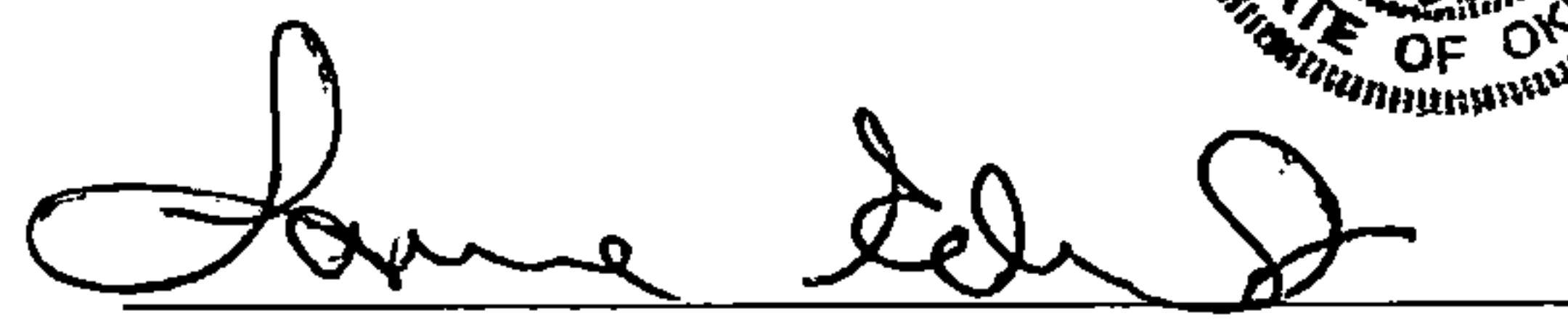
STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, §:

On this 16 day of January 2016, before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Tracy B Williams and Lisa M Williams, as Members of TRACY & LISA WILLIAMS RENTALS, LLC, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the use and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires: 9-12-16

Commission No. 00013637


 Notary Public

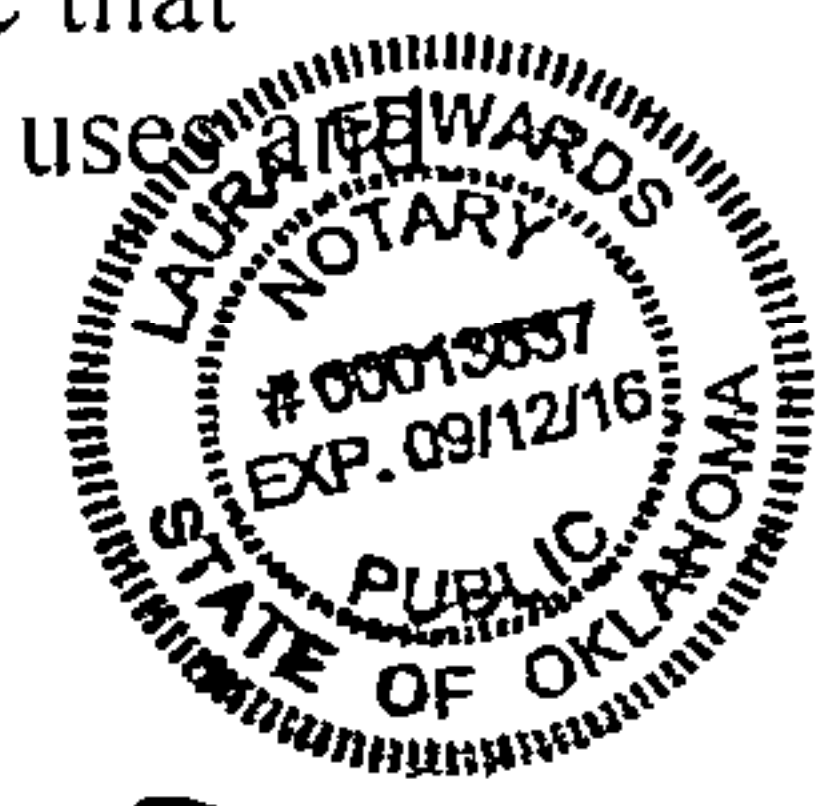


EXHIBIT A

Legal Description

Part Of The Northeast Quarter Of Section 8, Township 13 North, Range 4 West, Indian Meridian,
Oklahoma County, Oklahoma, More Particularly Described As Follows:

Beginning At The Northeast Corner Of Said Northeast Quarter;

Thence South 00°19'30" East Along The East Line Of Said Northeast Quarter A Distance Of
1378.72 Feet;

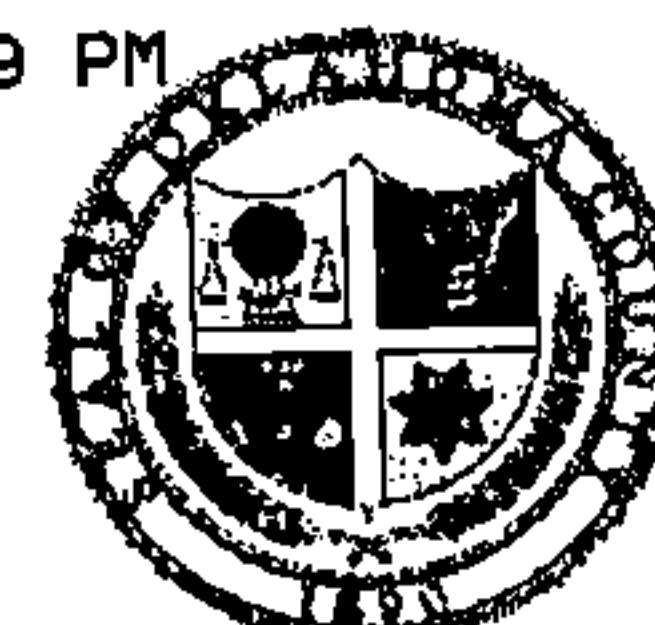
Thence North 89°53'13" West And Parallel With The South Line Of Said Northeast Quarter A
Distance Of 947.84 Feet;

Thence North 00°19'30" West And Parallel With Said East Line A Distance Of 1378.70 Feet To
A Point On The North Line Of Said Northeast Quarter;

Thence South 89°53'16" East Along Said North Line A Distance Of 947.84 Feet To The Point Of
Beginning.

20160315010369300
Filing Fee: \$15.00

03/15/2016 04:11:59 PM
DEED



Legal Description

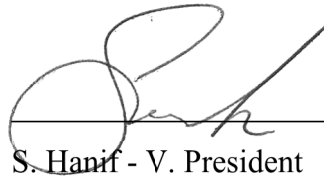
A tract of land lying in the Northeast Quarter (NE/4) of Section Eight (8), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County,

Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of the NE/4 of said Section 8; thence S00°19'30"E along the East line of said NE/4 a distance of 503.71 feet to the Northeast corner of JJMTC AT NORTH ROCKWELL ADDITION; thence N89°53'13"W along the North line of said Addition a distance of 350.00 feet; thence S00°19'30"E along the West line of said Addition a distance of 5.00 feet; thence N89°53'13"W a distance of 270.00 feet; thence N00°19'30"W a distance of 508.70 feet to a point on the North line of said NE/4; thence S89°53'16"E along the North line of said NE/4 a distance of 620.00 feet to the POINT OF BEGINNING.

LETTER OF AUTHORIZATION

N Star Investments, Inc. (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 SW Corner of NW 150th and Rockwell.



S. Hanif - V. President

Date: 11/30/2023

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:

A tract of land lying in the Northeast Quarter (NE/4) of Section Eight (8), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

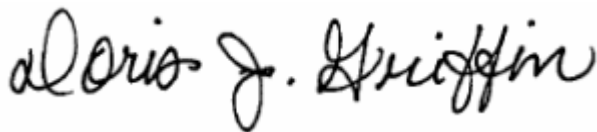
BEGINNING at the Northeast corner of the NE/4 of said Section 8; thence S00°19'30"E along the East line of said NE/4 a distance of 503.71 feet to the Northeast corner of JJMTC AT NORTH ROCKWELL ADDITION; thence N89°53'13"W along the North line of said Addition a distance of 350.00 feet; thence S00°19'30"E along the West line of said Addition a distance of 5.00 feet; thence N89°53'13"W a distance of 270.00 feet; thence N00°19'30"W a distance of 508.70 feet to a point on the North line of said NE/4; thence S89°53'16"E along the North line of said NE/4 a distance of 620.00 feet to the POINT OF BEGINNING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), 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: December 29, 2023 at 7:30 AM

First American Title Insurance Company



By:

Doris Griffin

Abstractor License No. 4498

OAB Certificate of Authority # 0049

File No. 2851201-OK99

**OWNERSHIP REPORT
FILE NUMBER 2851201**

**EFFECTIVE DATE: DECEMBER 29, 2023 AT 7:30 A.M.
DATE PREPARED: JANUARY 9, 2024**

| MAP NUMBER | ACCOUNT NUMBER | NAME | MAILING ADDRESS | CITY | STATE | ZIP CODE | SUB NAME | BLOCK | LOT | LEGAL | LOCATION |
|---------------|-------------------|--|-----------------------------|------------------|-------|----------------|-------------------------------|-------|-----|---|--|
| 3829 | R168680525 | L P HOLDINGS INC, N STAR INVESTMENTS INC | PO BOX 6843 | EDMOND | OK | 73083 | SPRING CREEK TOWNSHIP | 000 | 000 | SPRING CREEK TOWNSHIP 000 000 PT NE4 SEC 8 13N 4W BEG NE/C NE4 TH S1378.72FT W947.84FT N1378.70FT E947.84FT TO BEG CONT 30ACRS MORE OR LESS EX A TR BEG 503.71FT S OF NE/C NE4 TH S450FT W350FT N450FT E350FT TO BEG (SUBJECT PROPERTY CONTAINED WITHIN) | 15051 N ROCKWELL AVE UNIN- CORPORATED |
| 3815 | R140996035 | KAY BEE INVESTMENT COMPANY LLC | 4 | OKLAHOMA CITY | OK | 73116- 7205 | UNPLTD PT SEC 04 13N 4W | 000 | 000 | UNPLTD PT OF SW4 SEC 4 13N 4W BEG SW/C SW4 TH N1025FT E619.36FT S1025FT W617.82FT TO BEG & EX A TR BEG 725FT N SW/C SW4 TH N300FT E380FT S300FT W380FT TO BEG | UNKNOWN |
| 3818 | R141004050 | ZENITH REAL ESTATE PARTNERS LLC | 600 NW 23RD ST, Unit 200 | OKLAHOMA CITY | OK | 73103- 1464 | UNPLTD PT SEC 05 13N 4W | 000 | 000 | UNPLTD PT SEC 05 13N 4W 000 000 PT OF SE4 SEC 5 13N 4W BEG AT SE/C OF SE4 TH N250.75FT W456.75FT S250.6FT E456.75 TO BEG | 7101 NW 150TH ST OKLAHOMA CITY |
| 3818 | R141004080 | HOLLEY BEVERLY JANE, SPEARS ONA LOU BRITTON | 3904 N RIVERSIDE DR | BETHANY | OK | 73008- 3053 | UNPLTD PT SEC 05 13N 4W | 000 | 000 | UNPLTD PT SEC 05 13N 4W 000 000 PT SE4 SEC 5 13N 4W BEG 250FT N OF SE/C OF SE4 W456.6FT N477FT E456.6FT S477FT TO BEG CONT 5ACRS MORE OR LESS | 0 UNKNOWN OKLAHOMA CITY |
| 3818 | R141004085 | CALM SPRINGS INC | PO BOX 18114 | OKLAHOMA CITY | OK | 73154 | UNPLTD PT SEC 05 13N 4W | 000 | 000 | UNPLTD PT SEC 05 13N 4W 000 000 PT SE/4 SEC 5 13N 4W BEG AT A PT 722.10FT W SE/C SE/4 TH W596.20FT N600FT E298.24FT N220.52FT E298.23FT S820.52FT TO BEG SUBJ TO ESMTS OF RECORD | 0 UNKNOWN OKLAHOMA CITY |

**OWNERSHIP REPORT
FILE NUMBER 2851201**

**EFFECTIVE DATE: DECEMBER 29, 2023 AT 7:30 A.M.
DATE PREPARED: JANUARY 9, 2024**

| | | | | | | | | | | | |
|------|------------|--------------------------------------|------------------------------|------------------|----|----------------|--------------------------------|-----|-----|---|--|
| 3818 | R141004145 | PROJECT 405 LLC | 7149 NW 150TH ST | OKLAHOMA CITY | OK | 73142 | UNPLTD PT SEC 05 13N 4W | 000 | 000 | UNPLTD PT SE4 SEC 5 13N 4W S500FT OF W215FT OF TR BEG 456FT W OF SE/C SEE4 TH W265.5FT N820.52FT E265.5FT S820.52FT TO BEG | 7149 NW 150TH ST OKLAHOMA CITY |
| 3818 | R141004140 | JMR RENTALS LLC | 3955 DEER BROOK TRAIL | PIEDMONT | OK | 73078 | UNPLTD PT SEC 05 13N 4W | 000 | 000 | UNPLTD PT SE4 SEC 5 13N 4W BEG 456FT W OF SE/C SE4 TH W265.5FT N820.52FT E265.5FT S820.52FT TO BEG EX S500FT OF W215FT | 7201 NW 150TH ST OKLAHOMA CITY |
| 3829 | R216181000 | JJMTCLLC | 2701 W I 44 SERVICE RD | OKLAHOMA CITY | OK | 73112 | JJMTCL AT NORTH ROCKWELL | 001 | 001 | JJMTCL AT NORTH ROCKWELL BLK 001 LOT 001 | 14817 N ROCKWELL AVE OKLAHOMA CITY |
| 3829 | R216181010 | ROCKWELL DC LLC | PO BOX 53371 | OKLAHOMA CITY | OK | 73152- 3371 | JJMTCL AT NORTH ROCKWELL | 001 | 002 | JJMTCL AT NORTH ROCKWELL BLK 001 LOT 002 | 14901 N ROCKWELL AVE OKLAHOMA CITY |
| 3836 | R168680650 | KAY BEE INVESTMENT COMPANY LLC | 6801 N CLASSEN BLVD STE A | OKLAHOMA CITY | OK | 73116- 7205 | SPRING CREEK TOWNSHIP | 04W | 009 | SPRING CREEK TOWNSHIP 04W 009 PT OF SEC 9 13N 4W NW4 EX BEG 50FT E & 519.54FT N OF SW/C NW4 TH N605.30FT E1330FT S755.30FT W1180FT NW211.69FT TO BEG & EX BEG 723.20FT E OF NW/C NW4 TH E1912.28FT S2633.38FT TO SE/C NW4 TH W1258.93FT N1125.92FT W1379.79FT TO W LINE OF NW4 TH N798.26FT E723.20FT N720.75FT TO BEG | 15050 N ROCKWELL AVE UNIN- CORPORATED |

OWNERSHIP REPORT
FILE NUMBER 2851201

EFFECTIVE DATE: DECEMBER 29, 2023 AT 7:30 A.M.
DATE PREPARED: JANUARY 9, 2024

| | | | | | | | | | | | |
|------|------------|-------------|-------------------------------|------------------|----|-------|------------------------------|-----|-----|---|---------|
| 3836 | R135012005 | ROC 150 LLC | 8514 S PENNSYLVANIA AVE | OKLAHOMA CITY | OK | 73159 | UNPLTD PT SEC 9 13N 4W | 000 | 000 | UNPLTD PT OF NW4 SEC 9 13N 4W BEG 723.20FT E OF NW/C NW4 TH E1912.28FT S2633.38FT TO SE/C NW4 TH W1258.93FT N1125.92FT W1379.79FT TO W LINE OF NW4 TH N798.26FT E723.20FT N720.75FT TO BEG SUBJ TO ESMTS OF RECORD EX 23.19ACRS PLTD INTO DEER BROOK SEC 1 & EX 3.679ACRS PLTD INTO DEER BROOK SEC 2 & EX 21.04ACRS PLTD INTO DEER BROOK SEC 3 & EX 36.77ACRS PLTD INTO DEER BROOK SEC 5 | UNKNOWN |
|------|------------|-------------|-------------------------------|------------------|----|-------|------------------------------|-----|-----|---|---------|

EXHIBIT

N.W. 150TH STREET

P.O.B.
NE COR. OF NE/4
SEC. 8, T13N-R4W

S 89°53'16" E 620.00'

33' Statutory R/W

SUBJECT PROPERTY
313,638.25 Sq. Ft.
7.200 Acres

N 00°19'30" W 508.70'

S 00°19'30" E 503.71'

N. ROCKWELL AVENUE

N 89°53'13" W 350.00'
S 00°19'30" E 5.00'

JJMTc AT
NORTH
ROCKWELL
ADDITION

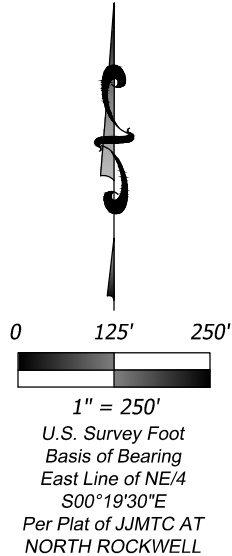
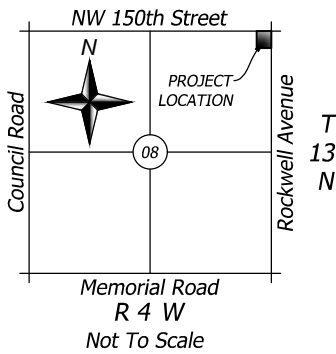
33' Statutory R/W

N.W. 148TH STREET

FALLING SPRINGS
SEC. 2 ADDITION

ROCKWELL VILLAGE
ADDITION

BRINKLEE WAY

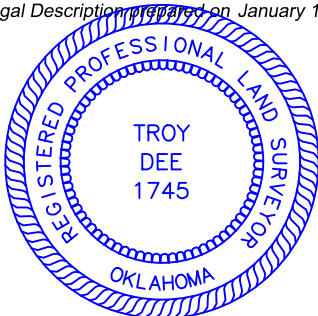
**LEGAL DESCRIPTION**

A tract of land lying in the Northeast Quarter (NE/4) of Section Eight (8), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of the NE/4 of said Section 8; thence S00°19'30"E along the East line of said NE/4 a distance of 503.71 feet to the Northeast corner of JJMTc AT NORTH ROCKWELL ADDITION; thence N89°53'13"W along the North line of said Addition a distance of 350.00 feet to the Northwest corner of said Addition; thence S00°19'30"W a distance of 5.00 feet; thence N89°53'13"W a distance of 270.00 feet; thence N00°19'30"W a distance of 508.70 feet to a point on the North line of said NE/4; thence S89°53'16"E along the North line of said NE/4 a distance of 620.00 feet to the POINT OF BEGINNING.

Containing 313,638.25 Sq. Ft. or 7.200 Acres, more or less.

Legal Description prepared on January 11, 2024 by Troy Dee, Registered Professional Land Surveyor No. 1745.



Troy Dee

Troy Dee, PLS #1745
January 11, 2024

Prepared By
GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120

C.A.# 7263 / Exp. Date =6/30/2024

Telephone: (405) 849-6010 Email: troy@goldenls.com

Drafted by: TD GLS Job No.: 2024 NW 150th

Plot Date: January 11, 2024

Sheet 1 Of 1