



The City of  
**OKLAHOMA CITY**

## APPLICATION FOR CERTIFICATE OF APPROVAL

<input type="checkbox"/> BC	<input type="checkbox"/> DBD, DTD-1, <input checked="" type="checkbox"/> SRODD	<input type="checkbox"/> SYC, <input type="checkbox"/> UD
DTD-2 SYT		
District: <u>Farmer's Market</u>		
Fee: <u>\$200</u> Administrative Review or Extension		
\$750 Commission/Committee Review		
Case Number: <u>SRCA-24-00013</u>		

☒ New Project

☐ Revision to Case # \_\_\_\_\_

☐ Extension to Case # \_\_\_\_\_

Project Address 1117 Exchange Avenue

Property Owner Name Livingston Real Estate LLC

Address 3111 N Santa Fe Ave

City, State, Zip OKC OK 73118

☐ Violation Notice Issued

☐ City Project (If yes, please select type)

☐ CIP ☐ Federal Exempt ☐ Maps

☐ COTPA ☐ General Fund ☐ Special Purpose

☐ Federal ☐ GO Bond ☐ TIF

Organization \_\_\_\_\_

Phone 405-397-5937

Email jfl@livi-re.com

I prefer my documents to be: ☐ Mailed or ☐ Emailed.

**Property Owner:** I authorize the applicant to speak for me in matters regarding this application. Any agreement made by the applicant regarding this proposal will be binding upon me. I authorize the City of Oklahoma City Planning Staff to enter the property for the purpose of observing and taking photographs of the project area for presentation and for inspections to insure consistency between approved proposal and completed project. Owner agrees that work will be performed exactly as approved or they will apply for revisions prior to work commencing.

Property Owner's Name Livingston Real Estate LLC Signature \_\_\_\_\_ Date 7-2-24

Applicant Name JAYDEN LIVINGSTON Organization LIVINGSTON REAL ESTATE LLC

Address 3111 N Santa Fe Ave Phone 405-397-5937

City, State, Zip OKC OK 73118 Email jfl@livi-re.com

I prefer my documents to be: ☐ Mailed or ☒ Emailed.

Applicant's Name Livingston Real Estate LLC Signature \_\_\_\_\_ Date 7-2-24

**BUILDING CONSTRUCTION** Square feet of entire structure 5000

☐ New Construction ☒ Renovation ☐ Addition ☐ Demolition

### OTHER WORK

☒ **Parking Lot** Square feet of new parking lot or expansion to parking lot N/A NO NEW PARKING

☒ **Sign** Square feet each sign [ ] [ ] [ ] Total Signage [ ] Type: NO SIGNAGE

☐ **Streetscape** Length [ ] Width [ ] Note: Revocable Permits Required

☐ **Fence** Height [ ] Length [ ] Material \_\_\_\_\_

☐ **Work not specified above** \_\_\_\_\_

Received by Laura Riggs

Date received \_\_\_\_\_

Fees effective 07/16/2020

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CERTIFICATE OF APPROVAL

1117 Exchange Avenue

Oklahoma City, OK 73108

- A. SCOPE OF WORK: The scope of work is the removal of a dilapidated wooden awning structure clad with 24GA sheet metal. The feature is not original to the property and is in disrepair. Existing brick that was defaced with graffiti to be painted white to cover and to match majority building finish of white metal.
- B. SITE PLAN: See attached.
- C. ELEVATIONS: See attached.
- D. SIGNS: See attached storefront screen system which includes address.
- E. N/A





# ALTA/NSPS LAND TITLE SURVEY

**EXCEPTIONS:**  
#6: All matters set forth in Plat recorded in Book 17, Page 74, Affects as shown.  
#9: Covenants, Conditions and Restrictions contained in Declaration recorded in Book 17, Page 74, Affects as shown.  
#10: Building lines and utility easements across the subject property as shown on plat. Does not affect.

## GENERAL SURVEY NOTES:

- 1: Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" shaded by FEMA, on Flood Insurance Rate Map No. 40109C0285 H, dated December 16, 2009.
- 2: The Property has direct access to Exchange Avenue, being a dedicated public street.
- 3: The total number of striped parking spaces on the subject property is 12, including 1 designated handicap spaces.
- 4: There is no observed evidence of current earth moving work, building construction or building additions.
- 5: There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- 6: There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- 7: A assumed bearing of South 45°07'07" West as the South line of Block One of Delmar Garden Addition per Oklahoma State Plane Grid North was used as the basis of bearing for this survey.
- 8: Zoning classification have not been provided by the insurer and therefore are not shown on this survey.

**Legal Description:**  
All of Lots Four (4) through Six (6) (11), both inclusive, of Block One (1) in DELMAR GARDEN ADDITION to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Containing 28,000.00 Sq. Ft. or 0.64 Acres, more or less.

## POSSIBLE ENCROACHMENTS:

A: None

To: DB Real Estate, LLC, Oklahoma City Abstract & Title Co. and American Security Title Insurance Company.

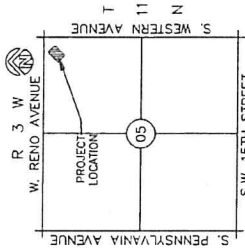
The property described herein is located completely within the property described in Oklahoma City Abstract & Co. Commitment No. 1805719 dated September 25, 2018.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the standards and minimum requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes no items of Table A hereof. The field work was completed on October 12, 2018.

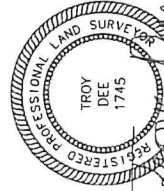
I further certify that this survey meets the Oklahoma Minimum Standards for the practice of land surveying and that there are no visible encroachments across the boundary lines other than those shown.

1117 Exchange Ave. ALTA  
Golden Land Surveying

920 N.W. 13th St. P.O. Box 1000, Oklahoma City, Oklahoma 73103  
C.A.# 7263 / Exp. Date - 6/30/2020  
Telephone: (405) 802-7883 Job No: 181318  
Troy@goldens.com



SCALE 1" = 40'

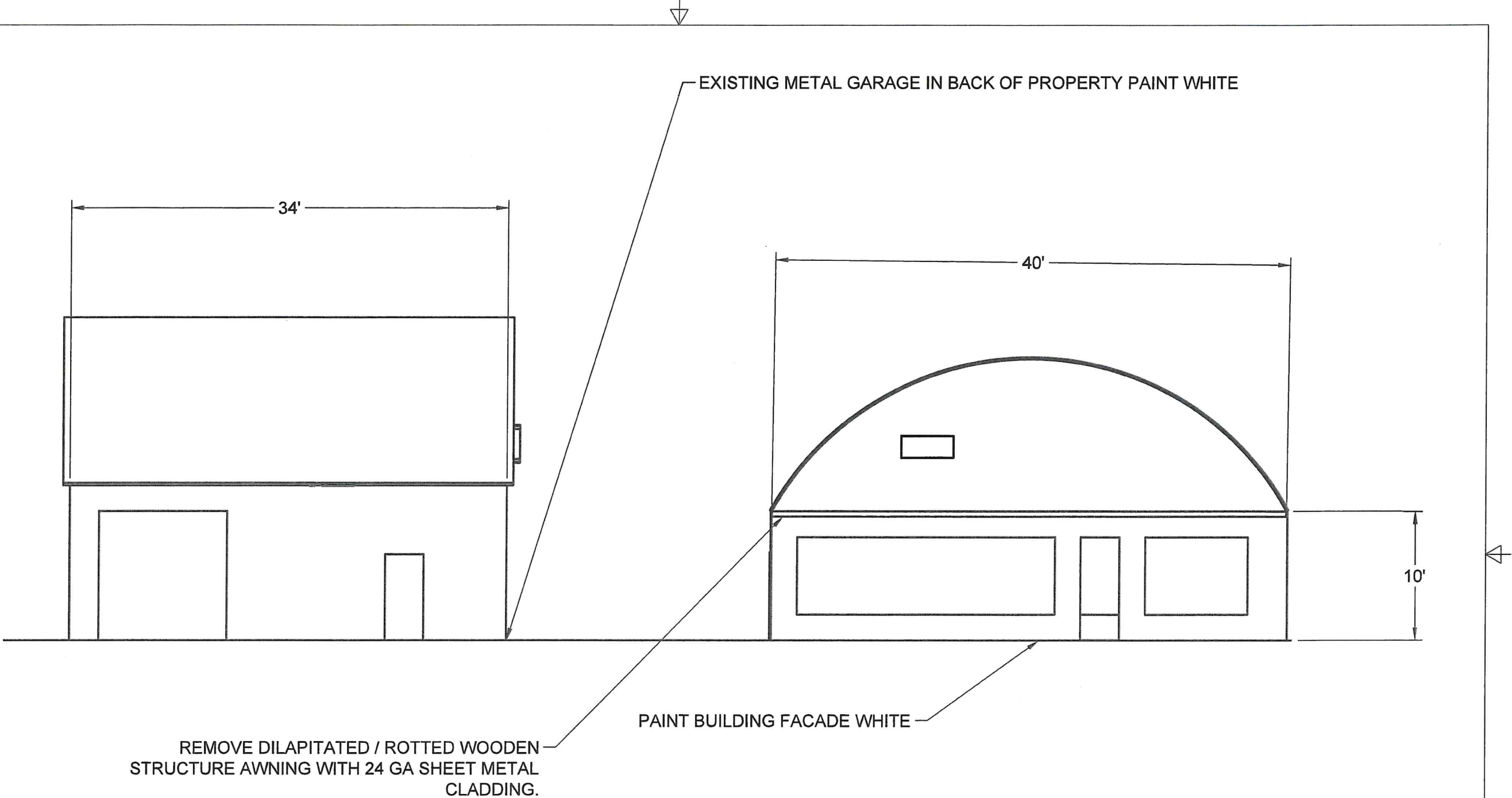


The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no statement as to the accuracy of the information shown. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that utilities are located as shown on the plat. The surveyor does not certify that the utilities are not physically located the underground utilities. Shown located utilities were marked in reference to Call OKIE #18050117442711.

LEGEND	SYMBOL	DESCRIPTION
1	W	WATER L&E
2	SS	SEWER L&E
3	T	TELEPHONE L&E
4	OKIE	OKLAHOMA CITY UTILITY L&E
5	X	UNKNOWN UTILITY L&E
6	W	WATER MAIN
7	SS	SEWER MAIN
8	T	TELEPHONE MAIN
9	OKIE	OKLAHOMA CITY UTILITY MAIN
10	X	UNKNOWN UTILITY MAIN
11	W	WATER VALVE
12	SS	SEWER VALVE
13	T	TELEPHONE VALVE
14	OKIE	OKLAHOMA CITY UTILITY VALVE
15	X	UNKNOWN UTILITY VALVE
16	W	WATER METER
17	SS	SEWER METER
18	T	TELEPHONE METER
19	OKIE	OKLAHOMA CITY UTILITY METER
20	X	UNKNOWN UTILITY METER
21	W	WATER SERVICE LINE
22	SS	SEWER SERVICE LINE
23	T	TELEPHONE SERVICE LINE
24	OKIE	OKLAHOMA CITY UTILITY SERVICE LINE
25	X	UNKNOWN UTILITY SERVICE LINE
26	W	WATER SERVICE VALVE
27	SS	SEWER SERVICE VALVE
28	T	TELEPHONE SERVICE VALVE
29	OKIE	OKLAHOMA CITY UTILITY SERVICE VALVE
30	X	UNKNOWN UTILITY SERVICE VALVE

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		PROJECT		
		1117 EXCHANGE AVE		
		TITLE		
APPROVED		SIZE	CODE	DWG NO
CHECKED		B		
DRAWN	DD1	5/3/2024	SCALE 1/8" = 1'-0"	WEIGHT
				SHEET 1/1

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