



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

SE 15TH ST OKC

Project Name

1025+1029+1037+1045+R142956600+R142956750 SE 15TH ST OKC 73129

Address / Location of Property to be Rezoned

Present Use of Property VACANT LOTS

COMMERCIAL

Purpose Statement / Proposed Development

C-3

Proposed Zoning District

1.28 +/- ACRE
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):

Thomas Margaret Ann + 3D Conservation
Bright Charlene Francis Etal +

Name

17701 SE 44th St

Mailing Address

Choctaw OK 73020

City, State, Zip Code

Phone

Email

Signature of Applicant

ShzAM CHEEMA

Applicant's Name (please print)

1003 CLOVER LANE

Applicant's Mailing Address

OKC OK 73131

City, State, Zip Code

405.532.6633

Phone

emailshzame@yahoo.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



20140512010599610
05/12/2014 03:46:04 PM
Bk:RE12531 Pg:386 Pgs:1 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

WARRANTY DEED - STATUTORY FORM

Know All Men by These Presents:

Rebecca S. Smith, a Married Person of **Oklahoma County**, State of **Oklahoma**, party of the first part, in consideration of the sum of **---ONE---** DOLLARS and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey unto James D. Smith, Jr. and Rebecca S. Smith, as Trustees of the James D. Smith, Jr. and Rebecca S. Smith Revocable Living Trust, dated March 17, 2014, 11627 Kelly Circle, Midwest City, OK 73130 parties of the second part, the following described real property and premises, situated in Oklahoma County, State of Oklahoma, to-wit:

One Third Ownership in the following:

All of Lots One (1) to Seven (7) both inclusive and Lots Thirty (30) to Thirty Four (34) all in Block Five (5) of IOWA ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma, according to the recorded plat thereof. Recorded in Book 6801 Pages 2226-2226.

AND

All of Lots Twenty-Eight (28) and Twenty-Nine (29) in Block Five (5) of IOWA ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma, according to the recorded plat thereof. Recorded in Book 6801 Pages 2228-2228.

AND

Lots Thirty-Five (35) and Thirty-Six (36) in Block Five (5) in IOWA ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma, according to the recorded plat thereof. Recorded in Book 6801 Pages 2227-2227.
68 O.S. 3202 (4)

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. TO HAVE AND TO HOLD said described premises unto the said party of the second part, its heirs 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.

Signed and delivered this 8 day of April, 2014.


James D. Smith, Jr.


Rebecca S. Smith

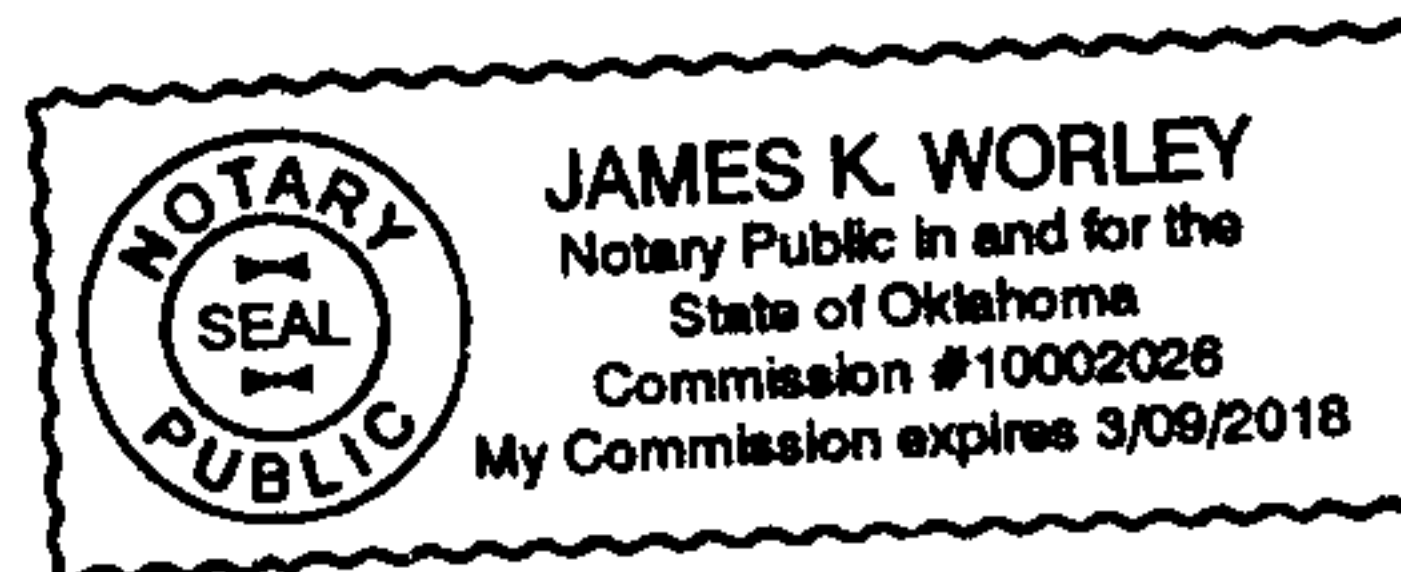
Before me, the undersigned, a Notary Public in and for said County and State on this 8 day of April, 2014, personally appeared James D. Smith, Jr. and Rebecca S. Smith, a married couple to be known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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


NOTARY PUBLIC

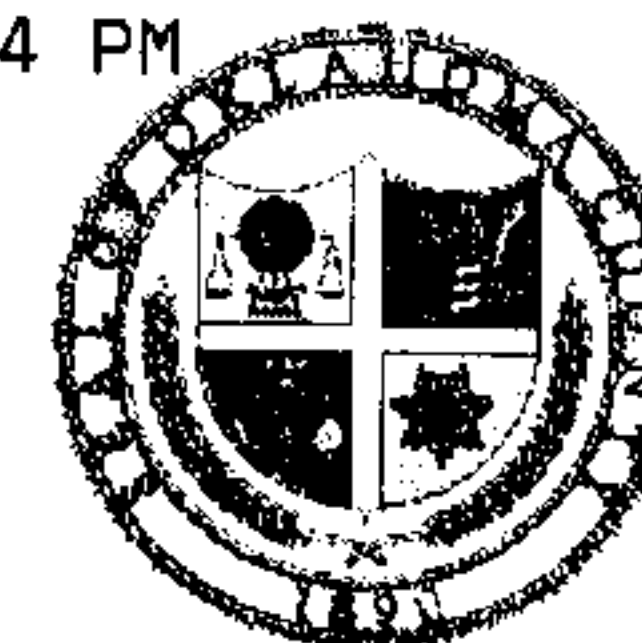
Return To:

American Family Estate Preservation, Inc
1700 Woodsmoke Lane
Oklahoma City, OK 73131

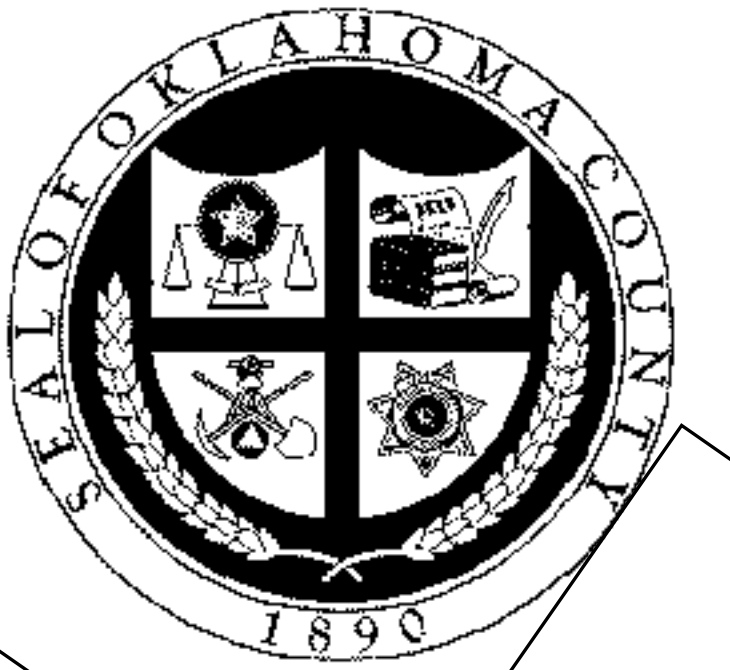


20140512010599610
Filing Fee: \$13.00

05/12/2014 03:46:04 PM
DEED



2023121101161367 B: 15625 P: 1668
12/11/2023 04:10:19 PM Pgs: 4
Fee: \$24.00 Doc Stamp: \$10.50
Maressa Treat, County Clerk
Oklahoma County - State of Oklahoma



After Recording return to:
Allegiance Title & Escrow
4521 E. 91st St., Ste. 101
Tulsa, OK 74137

Documentary Stamps: *\$10.50*
Company: Allegiance Title & Escrow
File/Insured by: Allegiance Title & Escrow, LLC/ American Eagle Title Insurance Company

Mail Tax Statement to:

*25101 E. 71st St. S
Bk, Ok 74014*

Tax ID #:
File #: 23-1512

GENERAL WARRANTY DEED

(OKLAHOMA STATUTORY FORM)

THIS INDENTURE: Made this *28* day of *November*, 2023,

Between Robert Edward Humphrey and Christina Marie Humphrey, Trustees of the Robert Edward and Christina Marie Humphrey Revocable Living Trust, Dated September 22nd, 2020, Party of the First Part, hereinafter called party grantor, whether one or more

And 3-D Conservation Group, LLC, an Oklahoma Limited Liability Company, Party of the Second Part, party grantee.

WITNESSETH: That in consideration of the sum of Ten and no/100 -----Dollars, receipt of which is hereby acknowledged, said party grantor does by these presents, grant, bargain sell and convey unto said party grantee, his/her heirs, and assigns, all of the following described real estate, situated in Oklahoma County, State of Oklahoma, to-wit:

Lots Thirty-seven (37) and Thirty-eight (38), in Block Five (5), of IOWA ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appearing forever.

AND said Party grantor, his/her/their heirs, executors and administrators does hereby covenant, promise and agree to and with said party grantee at the delivery of these presents that he/she/they is/are lawfully seized in his/her/their own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances, or whatsoever nature and kind, EXCEPT: Easements, building restrictions of record and special assessments not yet due:

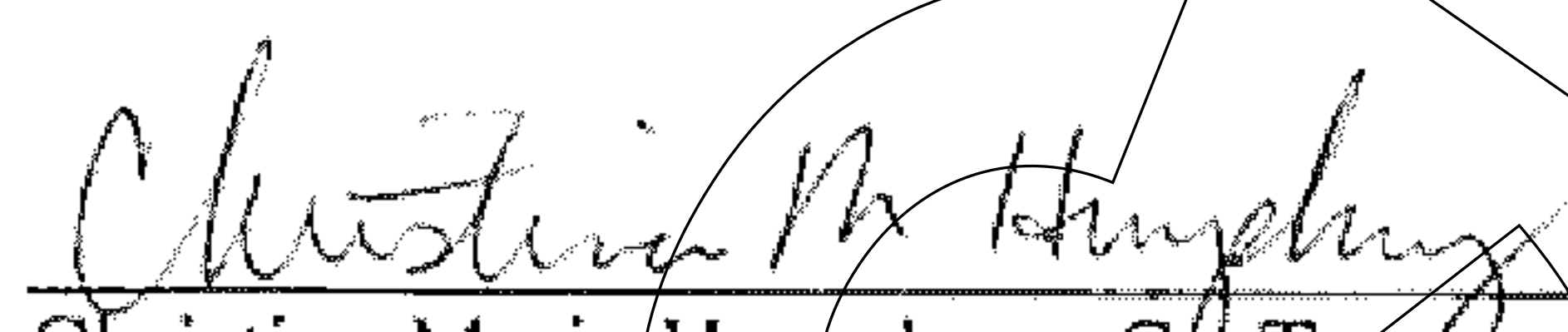
AND that said party grantor will WARRANT AND FOREVER DEFEND, the same unto said party grantee, his/her heirs and assigns against said party grantor, his/her/their heirs or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

23-1512
Allegiance Title & Escrow, LLC
4521 E. 91st St., Ste. 101
Tulsa, OK 74137

IN WITNESS WHEREOF, the said party grantor has hereunto set his/her/their hand the day and year above written.

The Robert Edward and Christina Marie Humphrey
Revocable Living Trust, Dated September 22nd, 2020


Robert Edward Humphrey, Co-Trustee

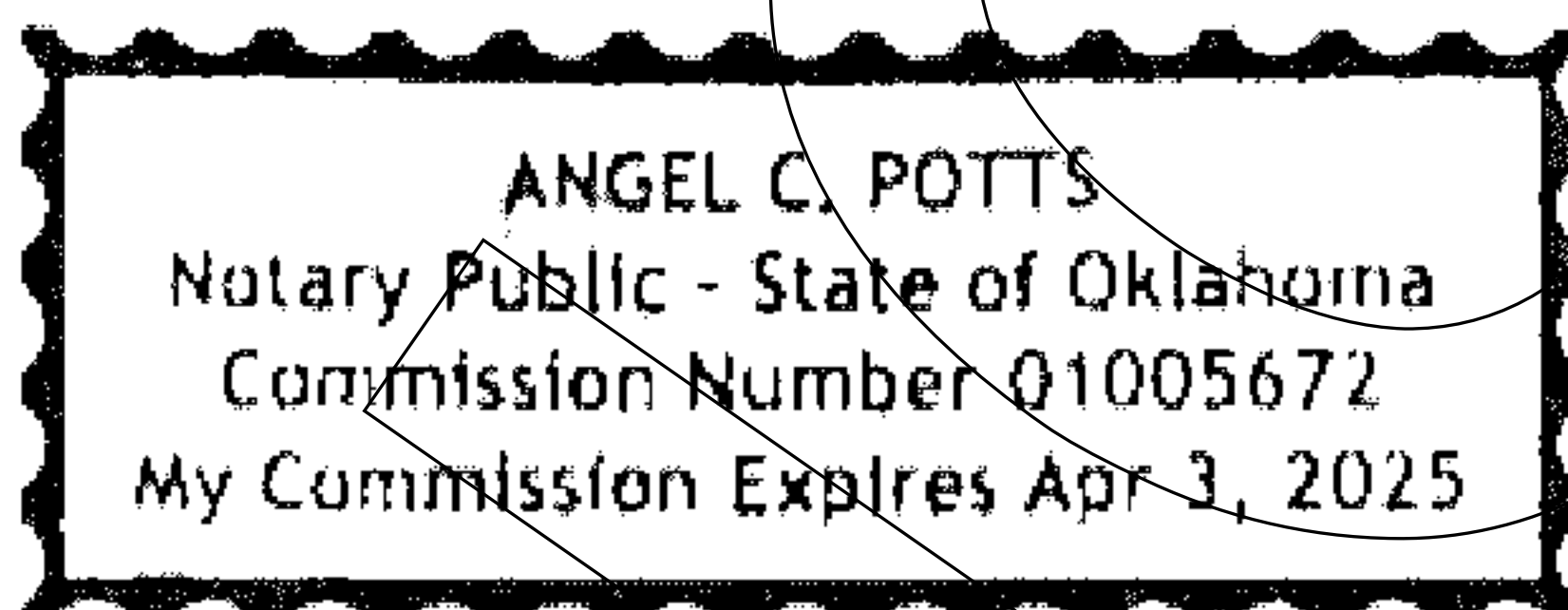

Christina Marie Humphrey, Co-Trustee

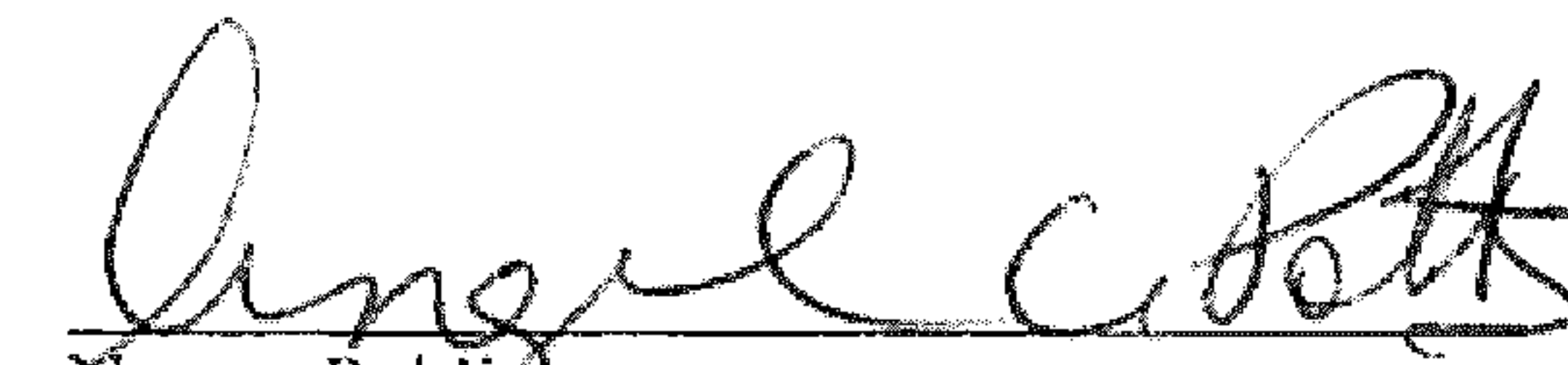
State of Oklahoma)
County of Oklahoma ss

Before me, the undersigned, a Notary Public, in and for said County and State on this 28 day of November, 2023, personally appeared Robert Edward Humphrey and Christina Marie Humphrey, Trustees of the Robert Edward and Christina Marie Humphrey Revocable Living Trust, Dated September 22nd, 2020, 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 uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

My commission expires: April 3, 2025




Notary Public

OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

[illegible]

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Chad Brinson
(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 Managing Member (role, such as titled officer or trustee) of 3-D Conservation Group, 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 grantor(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.

OAG 2023-2 – NON-EXEMPT BUSINESS/TRUST

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

Date

11/29/23

The foregoing instrument was acknowledged before me this 29th day of November, 20 23
by Chad Brinson.

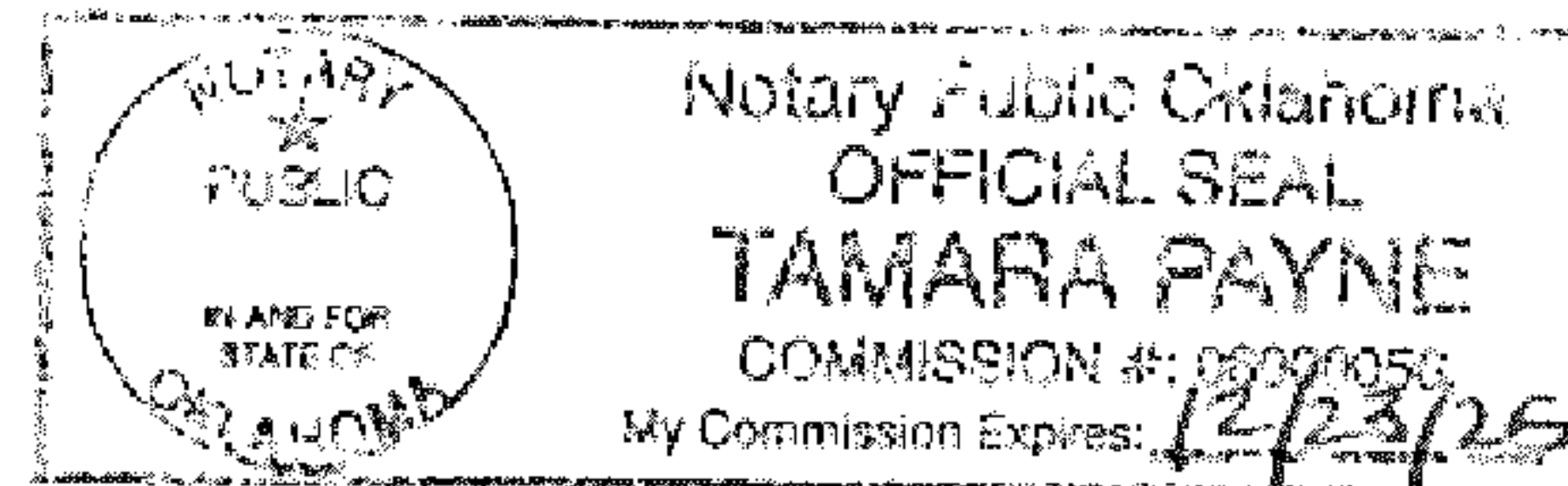
Tamara Payne
NOTARY PUBLIC

My Commission Expires:

12/23/25

My Commission Number:

06000056



LEGAL DESCRIPTION

Lots 1-7 and Lots 28-38 of Block 5 of Iowa Addition

According to the recorded plat in Oklahoma City, Oklahoma County, Oklahoma

LETTER OF AUTHORIZATION

I, or, Property Owner of Record authorize, Agent of the Property Owner of Record and Title Designated Representative to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

1025, 1029, 1037 SE 15th St, Oklahoma City, OK 73129

Oklahoma County

Address and/or County Assessor account number and County Name

By: ^{Authenticate} Margaret Thomas 09/04/23

Charlene Bright 9/04/23

^{Authenticate} James Smith 09/04/23

Signature Title: Manager / Proprietor

Date: 09/04/23

LETTER OF AUTHORIZATION

I, or, Property Owner of Record authorize, Agent of the Property Owner of Record and Title Designated Representative to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

1045 SE 15th St, Oklahoma City, OK 73129
Oklahoma County

Address and/or County Assessor account number and County Name

By:

Chad Brinson

dotloop verified
12/27/23 2:08 PM CST
RLIX-LPUE-MAIL-SYAO

Signature Title: Manager / Proprietor

Date: 12/28/23

Layers

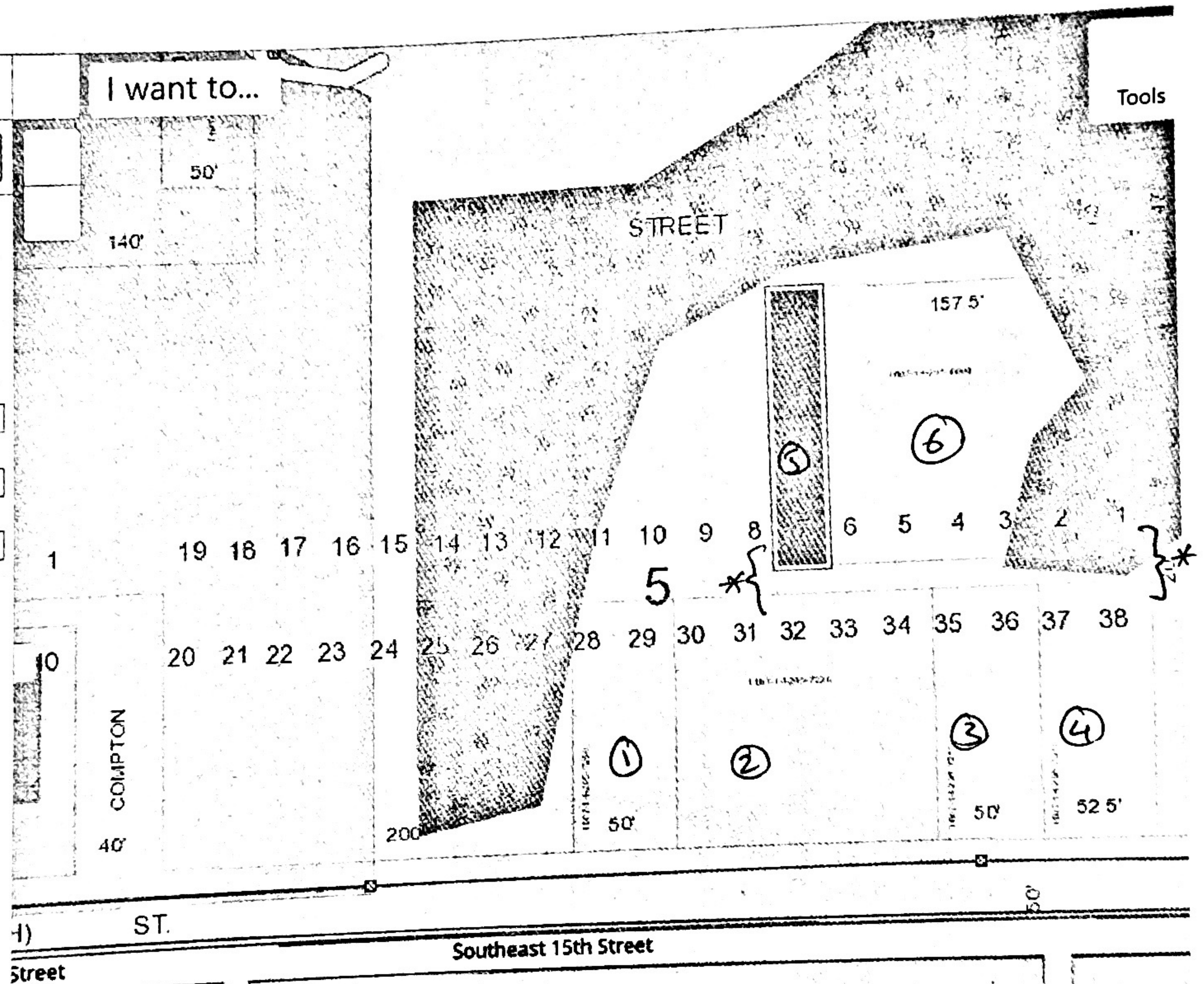
Layers...

Filter

- ☒ Parcel Annotation
- ☒ OklahomaCounty
- ☒ Old Aerials
- ☐ April 2023 combined
- ☐ Dec2023 combined
- ☒ Open Street Map

I want to...

Tools



Home

Layers

Parcels (1)

Open Str...

0 50 100ft

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 4 day of January, 2024


Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of OKLAHOMA

County of OKLAHOMA, on the 04 day of JAN, 2024

My Commission Expires:

March 26 24


Notary Public

Commission #



name1	mailingaddress1	city	state	zipcode	legal
3 D CONSERVATION GROUP LLC	25101 E 71ST ST S	BROKEN ARROW	OK	74014-7305	IOWA ADDITION 005 000 LOTS 37 & 38
ADKISSON CHARLES	714 SE 15TH ST	OKLAHOMA CITY	OK	73129-4305	IOWA ADDITION 006 000 LOTS 3 THRU 6
ADKISSON CHARLES G	714 SE 15TH ST	OKLAHOMA CITY	OK	73129-4305	IOWA ADDITION 006 000 LOTS 22 THRU 40
BARRAZA JUAN GONZALEZ	1100 SE 15TH ST	OKLAHOMA CITY	OK	73129-6006	CARTER PARK THIRD 003 004
BRIGHT CHARLENE FRANCIS ETAL	17701 SE 44TH ST	CHOCTAW	OK	73020	IOWA ADDITION 005 000 LOTS 28 & 29
CAMPOS JULIAN & MELODY REV TRUST	9108 WOODROW CT	OKLAHOMA CITY	OK	73169-3702	CARTER PARK THIRD 003 039
CHACON MARIA DE LOURDES	1100 SE 15TH ST	OKLAHOMA CITY	OK	73129	CARTER PARK THIRD 003 005
CHACON ULISES GONZALEZ	1100 SE 15TH ST	OKLAHOMA CITY	OK	73129	CARTER PARK THIRD 003 007
COLLINS INVESTMENT PROPERTIES LLC	PO BOX 6152	MOORE	OK	73153-0152	CARTER PARK THIRD 003 040
DAVIS DAVE JEFFERY	1608 S STONEWALL AVE	OKLAHOMA CITY	OK	73129-6130	CARTER PARK THIRD 003 006
ESCOBEDO MARIA G	701 SE 14TH ST	OKLAHOMA CITY	OK	73129-4320	CARTER PARK THIRD 003 036
GARCIA ELIZABETH	1623 S EVEREST AVE	OKLAHOMA CITY	OK	73129	CARTER PARK THIRD 003 033
HERNANDEZ MARGARITA & JESUS A	1064 SE 15TH ST	OKLAHOMA CITY	OK	73129-6064	CARTER PARK THIRD 003 037
IRWIN MARK	1112 SE 15TH ST	OKLAHOMA CITY	OK	73129	CARTER PARK THIRD 003 003
LEMAR INVESTMENTS LLC	2204 OAK DR	MOORE	OK	73170-7921	CARTER PARK THIRD 003 048
					UNPLTD PT SEC 02 11N 3W 000 000 PT
					SW4 SEC 2 11N 3W BEG 967.5FT W &
					583FT N OF SE/C SW4 TH N781.3FT TO S
					R/W OF SL&SF RR TH NWLY ALONG SD R/W
					TO COMPTON PARK ADDN TH S863.3FT
MAGELLAN PIPELINE COMPANY LLC	ATTIPO BOX 22186	TULSA	OK	74121-2186	E570FT TO BEG EX 1.38ACRS
MARTINEZ RAFAEL & MARINA	4312 SE 154TH ST	OKLAHOMA CITY	OK	73165-7318	CARTER PARK THIRD 003 038
MILLENNIAL 3.0	11217 N MAY AVE	OKLAHOMA CITY	OK	73120	CARTER PARK THIRD 003 041
MOLINA ISAIAS & KYLA	1619 S EVEREST AVE	OKLAHOMA CITY	OK	73129	CARTER PARK THIRD 003 034
					UNPLTD PT SEC 02 11N 3W 000 000 PT
					SW4 SEC 2 11N 3W FORMERLY LOTS 21 &
OCKER LINDSAY	2227 EXCHANGE AVE	OKLAHOMA CITY	OK	73108-2627	22 BLK 4 IOWA ADD
OJEDA ALEJANDRA CARMEN	1200 SW 66TH ST	OKLAHOMA CITY	OK	73139-1508	CARTER PARK THIRD 003 008

UNPLTD PT SEC 11 11N 3W 000 000 PT
NW4 SEC 11 11N 3W BEG 200FT E OF
NW/C OF NW4 E540FT S204.14FT TO SW/C
LOT 48 BLK 3 CARTER PARK SWLY 557.69FT
SWLY 226.40FT W170FT N533.73FT E200FT
N200FT TO BEG CONT

OKLA CITY HOUSING AUTH 1700 NE 4TH ST OKLAHOMA CITY OK 73117

RAK PROPERTIES INC PO BOX 12920 OKLAHOMA CITY OK 73157
STANLEY PLUMBING SERVICES LLC 2765 NW 16TH ST OKLAHOMA CITY OK 73107

UNPLTD PT SEC 02 11N 3W 000 000 PT
SW4 SEC 2 11N 3W BEG 967.5FT W & 50FT
N OF SE/C SW4 TH N533.7FT W570.5FT
S252.7FT W46.5FT S281FT E TO BEG
CARTER PARK THIRD 003 032

TEAGUE BUSINESS PROPERTIES LLC ATTN 2119 N EASTERN AVE MOORE OK 73160-5628
WATKINS DONNIE L & GINGER L PO BOX 96352 OKLAHOMA CITY OK 73143-6352