



The City of Oklahoma City *Inv & info sent*  
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 REZONING

NW 178TH & WESTERN

Project Name

17800 N WESTERN AVE

Address / Location of Property to be Rezoned

Office & Retail Commercial

Purpose Statement / Proposed Development

C-3

Proposed Zoning District

Shaded Use Only

Case No.: PC -

File Date:

Ward No.:

Nbhd. Assoc.:

School District:

Extg Zoning:

Overlay:

VACANT

Present Use of Property

10 Acres

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.
- ☐ 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.
- ☐ A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation.

Property Owner Information (if other than Applicant):

Legacy Bank

Name

2801 W. Memorial Rd

Mailing Address

OKC, OK 73134-8029

City, State, Zip Code

Phone

Email

*Mark Grubbs*  
Signature of Applicant

Grubbs Consulting, LLC

Applicant's Name (please print)

1800 S. Sara Road

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-265-0641

Phone

mark.grubbs@gc-okc.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.



**Date:** May 4, 2022

**To:** Subdivision & Zoning Office  
420 W. Main, 9<sup>th</sup> Floor  
Oklahoma City  
(405) 297-2623

**From:** Terri Massey  
[tmassey@gc-okc.com](mailto:tmassey@gc-okc.com)  
405-265-0641 x 109

## TRANSMITTAL LETTER

**Via:** E-Mail

**Re:** Rezoning Application for 17800 N. Western Ave.

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### Attachments:

- 1 copy of rezoning application
- 1 copy of Exhibit A – Legal Description of Subject Property
- 1 copy of letter of authorization
- 1 copy of proof of ownership
- 1 copy of ownership list with certification

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**Comments:** Please accept the attached rezoning application along with the supporting documents for placement on the June 23, 2022, Planning Commission docket. The filing fee of \$1500 will be remitted once the invoice with case number is provided. The legal description in Word Format will be e-mailed to Thad Johnson along with the ownership list in Excel Format. Feel free to contact Mark Grubbs or me if you have any questions.

Thanks!

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**NW 178TH & WESTERN AVE**

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows:

**BEGINNING** at the Northwest corner of said Northwest Quarter (NW/4);

THENCE South 89°38'20" East, along the North line of said Northwest Quarter (NW/4), a distance of 660.00 feet;

THENCE South 00°21'40" West, a distance of 662.25 feet;

THENCE North 89°38'20" West, and parallel to the North line of said Northwest Quarter (NW/4), a distance of 655.83 feet to a point on the West line of said Northwest Quarter (NW/4);

THENCE North 00°00'00" West, along said West line, a distance of 662.26 feet to the **POINT OF BEGINNING**, containing 435,701 square feet or 10.0023 acres, more or less.



# LEGACY BANK

Member FDIC

Writer's Email:

ReeveT@legacybank.com

April 21, 2022

City of Oklahoma City  
Planning & Zoning Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

**RE: Letter of Authorization for Rezoning Property at 17800 N. Western Avenue;  
being a 10 acre tract in part of the NW/4 of Section 33, Township 14 North,  
Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma.**

To Whom It May Concern:

As representative for Legacy Bank, an Oklahoma banking corporation, I hereby authorize Grubbs Consulting, LLC to act as agent on its behalf in the preparation, filing and representation of the rezoning application described above to the City of Oklahoma City.

Respectfully Submitted,

Reeve Tarron  
Senior Vice President

RT:jh

Tel (405) 936-1964

Legal Department

Fax (405) 936-1961

2801 W. Memorial Road • Oklahoma City, OK 73134-8029

Doc # 2005106349  
Bk 9779  
Pg 768-769  
DATE 07/13/05 14:35:45  
Filing Fee \$15.00  
Documentary Tax \$2700.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

**LIMITED LIABILITY COMPANY  
WARRANTY DEED  
(Oklahoma Statutory Form)**

KNOW ALL MEN BY THESE PRESENTS:

THAT Gibraltar Investments, LLC successor by merger to Gibraltar Development, L.L.C. aka C & H Holdings, L.L.C a limited liability company, party of the first part, in consideration of the sum of Ten dollars and Zero cents and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Legacy Bank, an Oklahoma Banking Corporation party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

See Attached EXHIBIT A for Legal Description

Return To: Legacy Bank, an Oklahoma  
Banking Corporation  
P.O. Box 1038  
Hinton, OK 73047-1038

Capitol Abstract & Title  
4801 Gaillardia Parkway  
Suite 150  
Oklahoma City, OK 73142-1150  
File # 5041115/0A

**TAX I.D. NUMBER:** 18-681-3095; 16-859-1300

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

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 parties of the second part, its successors, 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 30th day of June, 2005.

Gibraltar Investments, LLC successor by  
merger to Gibraltar Development, L.L.C. aka  
C & H Holdings, L.L.C

By: Kirk D. Humphreys  
Kirk D. Humphreys, Manager

STATE OF OKLAHOMA )

COUNTY OF OKLAHOMA )

SS. LLC ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 30th day of June, 2005, personally appeared Kirk D. Humphreys to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Manager and acknowledged to me that he executed the same as his free 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.

My Commission Expires:  
My Commission Number:



JANICE A. DOERGE  
Oklahoma County  
Notary Public in and for  
State of Oklahoma

Commission # 01017465 Expires 10/24/05

Janice A. Doerge  
Notary Public

5041115

2,700.00

2/15

# EXHIBIT A

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: BEGINNING at the Northwest corner of said Northwest Quarter (NW/4); Thence South  $89^{\circ}38'20''$  East along the North line of said Northwest Quarter (NW/4) a distance of 660.00 feet; Thence South  $00^{\circ}21'40''$  West a distance of 662.25 feet; Thence North  $89^{\circ}38'20''$  West and parallel to the North line of said Northwest Quarter (NW/4) a distance of 655.83 feet to a point on the West line of said Northwest Quarter; Thence North  $00^{\circ}00'00''$  West along said West line a distance of 662.26 feet to the POINT OF BEGINNING.

**Ownership List Certificate**

)  
State of Oklahoma  
County of Cleveland ) SS

The undersigned bonded abstractor does hereby certify that the foregoing list of names represents the grantees shown in the most recent conveyances of record. The abstractor does not guarantee the validity of the title of such parties and this instrument is not intended to guarantee title thereto. These conveyances are shown of record in the office of the County Clerk, Oklahoma County, Oklahoma together with the legal description and mailing addresses as shown by the County Assessor of each of the following parcels of land:

A 300 ft radius of property owners surrounding the following described property, to wit:

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows:

**BEGINNING** at the Northwest corner of said Northwest Quarter (NW/4);

**THENCE** South 89°38'20" East, along the North line of said Northwest Quarter (NW/4), a distance of 660.00 feet;

**THENCE** South 00°21'40" West, a distance of 662.25 feet;

**THENCE** North 89°38'20" West, and parallel to the North line of said Northwest Quarter (NW/4), a distance of 655.83 feet to a point on the West line of said Northwest Quarter (NW/4);

**THENCE** North 00°00'00" West, along said West line, a distance of 662.26 feet to the POINT OF BEGINNING, containing 435,701 square feet or 10.0023 acres, more or less.

In witness whereof, Chicago Title Oklahoma Co., has caused by these Presents to be executed by its Vice-President and its Corporate Seal affixed.

EXECUTED at Oklahoma City, Oklahoma, April 25, 2022 at 7:30 A.M.

Chicago Title Oklahoma Co.  
By:

*Charles Francis*

Vice President, Charles Francis

Date Prepared: May 2, 2022  
Order Number 710512201545



Owner	Mailing Address	City	State	Zip	Addition	Block	Lot	Legal
Stephen E. & Julia A. Washam	17612 DURBIN PARK RD	EDMOND	OK	73012-6916	DURBIN HILLS 1ST	1	13	DURBIN HILLS 1ST 001 013
Marcus A. & Kristin D. Crawford	17610 N WESTERN AVE	EDMOND	OK	73012	UNPLTD PT SEC 33 14N 3W	0	0	UNPLTD PT SEC 33 14N 3W 000 000 PT NW4 SEC 33
SRMZ 2 LLC	5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	DURBIN HILLS 1ST	1	14	0 14N 3W BEG 692.25FT S & 636FT E & 200FT S OF DURBIN HILLS 1ST 001 014
Lorray Joe & Terri Sue Cobble	17620 DURBIN PARK RD	EDMOND	OK	73012-6916	DURBIN HILLS 1ST	1	15	DURBIN HILLS 1ST 001 015
First Oklahoma Mortgage & Investment Company	PO BOX 1533	OKLAHOMA CITY	OK	73101-1533	DURBIN HILLS 1ST	0	0	DURBIN HILLS 1ST 000 000 LOT A
Cliff C. Bowen	17624 DURBIN PARK RD	EDMOND	OK	73012-6916	DURBIN HILLS 1ST	1	16	DURBIN HILLS 1ST 001 016
Franklin Family Living Trust	17620 N WESTERN AVE	EDMOND	OK	73012	UNPLTD PT SEC 33 14N 3W	0	0	UNPLTD PT SEC 33 14N 3W 000 000 PT NW4 SEC 33
Rick & Misty Townsend	1101 NW 176TH ST	EDMOND	OK	73012-6911	DURBIN HILLS 1ST	1	17	DURBIN HILLS 1ST 001 017
Kallen D Pitts & Molly J Allard	1105 NW 176TH ST	EDMOND	OK	73012	DURBIN HILLS 1ST	1	18	DURBIN HILLS 1ST 001 018
Ilan Christopher & Anna E Ray	1109 NW 176TH ST	EDMOND	OK	73012	DURBIN HILLS 1ST	1	19	DURBIN HILLS 1ST 001 019
OKC Senior Living Realty LP C/O Allus Group	PO BOX 92129	SOUTH LAKE	TX	76092-0102	UNPLTD PT SEC 32 14N 3W	0	0	UNPLTD PT SEC 32 14N 3W 000 000 PT NE4 SEC 32
Rhodes 48 LLC	2601 WINDMILL RD	EDMOND	OK	73013	EDMOND TOWNSHIP	0	0	0 14N 3W BEG 391.63FT S OF NE/C NE4 TH S269.99FT
Legacy Bank	PO BOX 21698	OKLAHOMA CITY	OK	73156-1698	UNPLTD PT SEC 33 14N 3W	0	0	EDMOND TOWNSHIP 000 000 PT NW4 SEC 33 14N 3W BEG 1122.95FT E & 164.64FT SW & 59.37FT SW &
Legacy Bank	2801 W MEMORIAL RD	OKLAHOMA CITY	OK	73134-8029	UNPLTD PT SEC 33 14N 3W	0	0	UNPLTD PT SEC 33 14N 3W 000 000 PT NW4 SEC 33
Orque RE LLC	916 N MAIN ST	STILLWATER	OK	74075-3621	UNPLTD PT SEC 32 14N 3W	0	0	UNPLTD PT SEC 33 14N 3W 000 000 PT NW4 SEC 33
Tony & Sarai Dewitt	17900 VERMILIO DR	EDMOND	OK	73012-4241	TIERRA VERDE	1	1	UNPLTD PT SEC 32 14N 3W 000 000 PT NE4 SEC 32
Kevin L & Cynthia L Morris	17901 VERMILIO DR	EDMOND	OK	73012	TIERRA VERDE	2	22	0 14N 3W BEG AT NE/C NE4 TH S391.62FT W242.10FT
Brandon Joint Living Trust	17905 VERMILIO DR	EDMOND	OK	73012-4211	TIERRA VERDE	2	21	UNPLTD PT SEC 32 14N 3W 000 000 PT NW4 SEC 33
Nai Chen Chen	17904 VERMILIO DR	EDMOND	OK	73012	TIERRA VERDE	1	2	TIERRA VERDE 002 021
Ambercrombie Holdings LLC	6000 SORGHUM RUN	EDMOND	OK	73034-9155	HIGHLAND PARK NORTH	0	2	TIERRA VERDE 001 002
Robin A. & Randall D. Johns	17909 VERMILIO DR	EDMOND	OK	73012-4211	TIERRA VERDE	2	20	HIGHLAND PARK NORTH 000 002
Family Video Movie Club Inc.	1022 E ADAMS ST	SPRINGFIELD	IL	62703-1028	UNPLTD PT SEC 28 14N 3W	0	0	TIERRA VERDE 002 020
Three Jacks LLC	13809 TECHNOLOGY DR STE B	OKLAHOMA CITY	OK	73134	UNPLTD PT SEC 28 14N 3W	0	0	UNPLTD PT SEC 28 14N 3W 000 000 PT NW4 SEC 28
Carlos G. Aguada & Lady L. Gomez-Castro	17813 VERMILIO DR	EDMOND	OK	73012	TIERRA VERDE	2	19	UNPLTD PT SEC 28 14N 3W 000 000 PT NW4 SEC 28
Chisholm Creek Baptist Church Inc.	2208 W HEFFNER RD	OKLAHOMA CITY	OK	73120-7618	UNPLTD PT SEC 33 14N 3W	0	0	TIERRA VERDE 002 019



300 feet

