



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>

Staff Use Only	
Case No.: PC -	<u>10922</u>
File Date:	<u>5 May 22</u>
Ward No.:	<u>8</u>
Nbhd. Assoc.:	<u>Edmont</u>
School District:	<u>RVD107Z</u>
Extg Zoning:	
Overlay:	<u>-</u>

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

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


 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
 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, 9th Floor
Oklahoma City
(405) 297-2623

From: Terri Massey
tmassey@gc-okc.com
405-265-0641 x 109

TRANSMITTAL LETTER

Via: E-Mail

Re: Rezoning Application for 17800 N. Western Ave.

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
-

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, 9th 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

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. fka 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
File # 50411570A

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. fka
C & H Holdings, L.L.C

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

STATE OF OKLAHOMA)

) SS.

LLC ACKNOWLEDGMENT

COUNTY OF OKLAHOMA)

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°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; Thence North 00°00'00" West along said West line a distance of 662.26 feet to the POINT OF BEGINNING.

UNOFFICIAL

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:

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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
SRM2 LLC	5001 PLAZA ON THE LAKE Unit 200	AUSTIN	TX	78746	DURBIN HILLS 1ST	1	14	14N 3W BEG 692.25FT S & 636FT E & 200FT S OF
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
Ciji 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
Ian 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	EDMOND TOWNSHIP 000 000 PT NW4 SEC 33 14N
Legacy Bank	PO BOX 216988	OKLAHOMA CITY	OK	73156-1698	UNPLTD PT SEC 33 14N 3W	0	0	UNPLTD PT 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 BEG 860FT E OF NW/4 NW4 TH E462.95FT
Ormeau RE LLC	916 N MAIN ST	STILLWATER	OK	74075-3621	UNPLTD PT SEC 32 14N 3W	0	0	UNPLTD PT SEC 32 14N 3W BEG AT NE/C NE4 TH S391.62FT W242.10FT
Tony & Sarai Dewitt	17900 VERMELIO DR	EDMOND	OK	73012-4241	TIERRA VERDE	1	1	TIERRA VERDE 001 001
Kevin L & Cynthia L Morris	17901 VERMELIO DR	EDMOND	OK	73012	TIERRA VERDE	2	22	TIERRA VERDE 002 022
Brandon Joint Living Trust	17905 VERMELIO DR	EDMOND	OK	73012-4211	TIERRA VERDE	2	21	TIERRA VERDE 002 021
Nai Chen Chen	17904 VERMELIO DR	EDMOND	OK	73012	TIERRA VERDE	1	1	TIERRA VERDE 001 002
Ambercrombie Holdings LLC	6000 SORGHUM RUN	EDMOND	OK	73034-9155	HIGHLAND PARK NORTH	0	2	HIGHLAND PARK NORTH 000 002
Robin A & Randall D Johns	17909 VERMELIO DR	EDMOND	OK	73012-4211	TIERRA VERDE	2	20	TIERRA VERDE 002 020
Family Video Movie Club Inc.	1022 E ADAMS ST	SPRINGFIELD	IL	62703-1028	UNPLTD PT SEC 28 14N 3W	0	0	UNPLTD PT SEC 28 14N 3W 000 000 PT SW4 SEC 28
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 BEG SW/4 TH N400FT E450FT S400FT
Carlos G Aguada & Lady L Gomez-Castro	17813 VERMELIO DR	EDMOND	OK	73012	TIERRA VERDE	2	19	TIERRA VERDE 002 019
Chisholm Creek Baptist Church Inc.	2208 W HEFFNER RD	OKLAHOMA CITY	OK	73126-7618	UNPLTD PT SEC 33 14N 3W	0	0	UNPLTD PT NW4 SEC 33 14N 3W BEG 692.25FT S OF

Radius Map

300 feet

