



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

Duplex-Project

Project Name

2804 SW 43rd ST, Oklahoma City / OK 73119

Address / Location of Property to be Rezoned

Rezone Proposal from R-1 to R-2

Purpose Statement / Proposed Development

R-2 (Two Family Dwelling)

Proposed Zoning District

Staff Use Only:	10936
Case No.:	PC
File Date:	4-25-24
Ward No.:	W6
Nbhd. Assoc.:	-----
School District:	OKC
Extg Zoning:	R-1
Overlay:	-----

Vacant Lot

Present Use of Property

4-Lots @ 50'x150' (7,500sf) per Lot

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):

Manh Bui

Name

11701 Milano Rd

Mailing Address

Oklahoma City, OK 73173

City, State, Zip Code

405-246-5560

Phone

manhtbui@gmail.com

Email

Manh Bui

Signature of Applicant

Manh Bui

Applicant's Name (please print)

11701 Milano Rd

Applicant's Mailing Address

Oklahoma City, OK 73173

City, State, Zip Code

405-246-5560

Phone

manhtbui@gmail.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.



JOINT TENANCY
WARRANTY DEED
(INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

That GLENNYS F KEEL, a single person party(IES) of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(ES) hereby grant, bargain, sell and convey unto MANH BUI and KATIE NGUYEN, husband and wife, AND JAIME ALVAREZ as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor in event of the death of either, parties of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

Tract 1
Lots ONE (1) and TWO (2), of
Block FORTY-ONE (41), in
COLEY'S SUBDIVISION of Blocks 31, 32, 33, 40, 41, and 42, Thomas Boulevard addition, to
Oklahoma County, Oklahoma,
according to the recorded plat thereof.

Tract 2
Lots THREE (3), FOUR (4) and FIVE (5), of
Block FORTY-ONE (41), in
COLEY'S SUBDIVISION of Blocks 31, 32, 33, 40, 41, and 42, Thomas Boulevard addition, to
Oklahoma County, Oklahoma,
according to the recorded plat thereof.

Tract 3
The East Twenty (20) feet of Lot SIX (6), of
Block FORTY-ONE (41), in
COLEY'S SUBDIVISION of Blocks 31, 32, 33, 40, 41, and 42, Thomas Boulevard addition, to
Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract 4
The West five (5) feet of Lot SIX (6) and all of Lots SEVEN (7) and EIGHT (8) of Block FORTY-ONE (41) in COLEY'S
SUBDIVISION of Blocks 31, 32, 33, 40, 41, and 42, Thomas Boulevard addition, in Oklahoma County, Oklahoma, according
to the recorded plat thereof.

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

RETURN & TAXES TO:
MANH BUI, JAIME ALVAREZ
16533 SW 90th St.
OKC, OK 73169

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, as such joint tenants, and to the heirs and assigns of the survivor, 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 31st day of March, 2023

GLENNYS F. KEEL

STATE OF OKLAHOMA }
COUNTY OF CANADIAN } ss

This instrument was acknowledged before me on this 31st day of March, 2023, by GLENNYS F KEEL, a single person.

Notarial Stamp Or Seal (Or Other Title On Rank)

Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma
File# 23292282
Underwriter: American Guaranty Title Insurance Company

LETTER OF AUTHORIZATION

[illegible]

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:

2804 SW 43rd ST, Oklahoma City, OK 73119

Address and/or County Assessor account number and County Name

By: Kate Cline
Signature

Title: **Co-Owner**
Manager / Proprietor

Date: 5/14/24
MM/DD/YYYY


LETTER OF AUTHORIZATION

[illegible]

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:

2804 SW 43rd ST, Oklahoma City, OK 73119

Address and/or County Assessor account number and County Name

By: 
Signature

Title: **Co-Owner**
Manager / Proprietor

Date: 05/14/24
MM/DD/YYYY

LEGAL DESCRIPTION

TRACT 1

Lots One (1) and Two (2), of Block Forty-one (41), in COLEY'S SUBDIVISION of Blocks 31, 32, 33, 40, 41, and 42 THOMAS BOULDEVARD ADDITION, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TRACT 2

Lots Three (3) and Four (4)), of Block Forty-one (41), inf COLEY'S SUBDIVISION of Blocks 31, 32, 33, 40, 41, and 42 THOMAS BOULDEVARD ADDITION, Oklahoma County, Oklahoma, according to the recorded plat thereof.

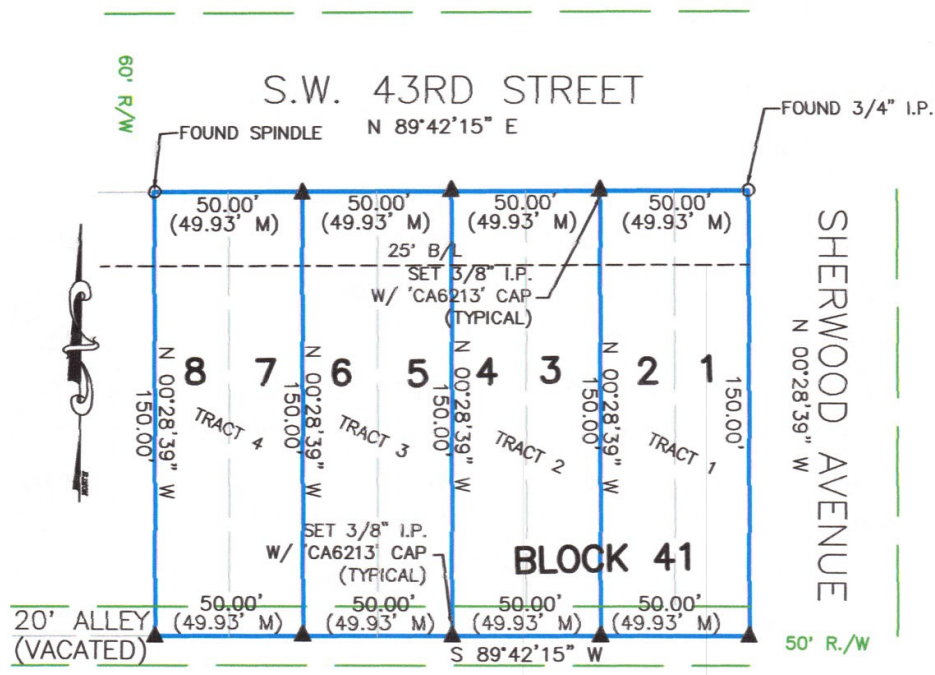
TRACT 3

Lots Five (5) and Six (6), of Block Forty-one (41), inf COLEY'S SUBDIVISION of Blocks 31, 32, 33, 40, 41, and 42 THOMAS BOULDEVARD ADDITION, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TRACT 4

Lots Seven (7) and Eight (8), of Block Forty-one (41), inf COLEY'S SUBDIVISION of Blocks 31, 32, 33, 40, 41, and 42 THOMAS BOULDEVARD ADDITION, Oklahoma County, Oklahoma, according to the recorded plat thereof.

COLEY'S SUBDIVISION



PROPOSED REZONING AREA

- Area is current zoned as R-1 (Single Family Residential).
- Proposed rezoning to be R-2 (Two Family dwelling).

ABTRACTOR'S SPECIAL CERTIFICATE

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA, a corporation and bonded abstractor, hereby certifies:

That the following is a list of all owners of record as shown by the current year tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, to the lands surrounding and within 300 feet of:

Lots ONE (1), TWO (2),THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7) and EIGHT (8), of Block FORTY-ONE (41), in COLEY'S SUBDIVISION of Blocks 31, 32, 33, 40, 41, and 42, Thomas Boulevard Addition, in Oklahoma County, Oklahoma, according to the recorded plat thereof

OWNER OF RECORD: **MANH BUI, KATIE NGUYEN, and JAIME ALVAREZ**

That the addresses that are listed have been taken from the Treasurer's records of Oklahoma County, Oklahoma.

GRANTEE & ADDRESS & LEGAL DESCRIPTION:

R113411585
SANTILLAN MIRIAM ESTHER
2740 SW 44TH ST
OKLAHOMA CITY, OK 73119-3339

KNOB HILL ADDITION 002 011

R113411575
LESANI PAYMAN
2736 SW 44TH ST
OKLAHOMA CITY, OK 73119-3339

KNOB HILL ADDITION 002 010

R113411565
ORIG R1 LLC
5120 GAILLARDIA CORPORATE PL
OKLAHOMA CITY, OK 73142

KNOB HILL ADDITION 002 009

R113411555
GABRIELA FLORES SUNSHINE INVESTMENT PROPERTIES INC
9409 NE 36TH ST
SPENCER, OK 73084

KNOB HILL ADDITION 002 008

R113411545
GOFORTH JAMES D & SHEILA R
2411 SW 122ND ST
OKLAHOMA CITY, OK 73170-4844

KNOB HILL ADDITION 002 007

R113411535

GRANADOS ALFREDO G LOPEZ LIV TRUST
1917 LARIET LN
DEL CITY, OK 73115-2433

KNOB HILL ADDITION 002 006

R132002010

SOUTH MAY INVESTMENTS LLC
PO BOX 19945
OKLAHOMA CITY, OK 73144-0945

UNPLTD PT SEC 19 11N 3W 000 000 UN PT NW4 SEC 19 11N 3W BEG NW/C OF NW4 S666.24FT
E447.33FTN666.24FT W447.50FT TO PT OF BEG EX W50FT & N33FT

R074125005

CITY OF OKLA CITY
200 N WALKER AVE 2ND FLR
OKLAHOMA CITY, OK 73102

MULTIPLE

R074129600

ESTRELLA PROPERTIES LLC
CARRILLO ELENA
11712 MARBELLA DR
OKLAHOMA CITY, OK 73173-8129

MULTIPLE

R074128000

VILLANUEVA EDUARDO GUERRERO
MUNIZ LIZBETH PORRAS
4548 NW 19TH ST
OKLAHOMA CITY, OK 73127

MULTIPLE

R074128200

SONITY LLC
9401 S PENNSYLVANIA
OKLAHOMA CITY, OK 73159

COLEYS SUB ADDITION 041 000 LOTS 21 & 22 EX S17FT

R074125000

JF GONZALEZ LLC
9817 S ROSS AVE
OKLAHOMA CITY, OK 73159

COLEYS SUB ADDITION 040 000 LOTS 17 & 18 EX S7FT

R074128250

MOSBACHER WILLIAM R REV TRUST
6704 N BARR AVE
OKLAHOMA CITY, OK 73132-6841

COLEYS SUB ADDITION 041 000 LOTS 23 THRU 26

R074125200

JONES ZANGARO BARBARA
6425 FAITH PEAK DR
LAS VEGAS, NV 89108-5726

COLEYS SUB ADDITION 040 000 LOTS 19 & 20 EX S7FT

R074128500

MAY 44 LTD
2809 SW 44TH ST
OKLAHOMA CITY, OK 73119-3352

COLEYS SUB ADDITION 041 000 LOTS 27 & 28 LESS S17FT

R074125400

CAMPBELL CHARLES J REV TRUST
1605 SW 56TH ST
OKLAHOMA CITY, OK 73119

COLEYS SUB ADDITION 040 000 LOTS 21 & 22 EX S7FT

R074128800

VU JOSEPH
NGUYEN ANNA
2733 SW 116TH ST
OKLAHOMA CITY, OK 73170-2644

MULTIPLE

R074125600

SANTOS RICARDO & MARIBEL
2717 SW 44TH ST
OKLAHOMA CITY, OK 73119-3338

COLEYS SUB ADDITION 040 000 LOTS 23 & 24 EX S7FT

R074127600

VILLANUEVA FELIPE
GUERRERO EDUARDO
1312 SW 61ST TER
OKLAHOMA CITY, OK 73159-2110

COLEYS SUB ADDITION 041 000 LOTS 15 & 16

R074127200

ODOM P B CONSTN CO
9401 S PENNSYLVANIA AVE
OKLAHOMA CITY, OK 73159-6939

COLEYS SUB ADDITION 041 000 LOTS 11 & 12

R074127000

SERRANO ANGEL D & MARICELA
2816 SW 43RD ST
OKLAHOMA CITY, OK 73119

COLEYS SUB ADDITION 041 000 LOTS 9 & 10

R074124890

SORRELLS MARY JO
2728 SW 43RD ST
OKLAHOMA CITY, OK 73119-3333
COLEYS SUB ADDITION 040 000 LOTS 15 & 16

R074124860

WRIGHT ADELA
2833 SW 86TH ST
OKLAHOMA CITY, OK 73159-5612

COLEYS SUB ADDITION 040 000 LOTS 13 & 14

R074124830

PACHECO RITA M
2720 SW 43RD ST
OKLAHOMA CITY, OK 73119-3333

COLEYS SUB ADDITION 040 000 LOTS 11 & 12

R074124800

HALE JAMES TICE & DEBRA KAY
2716 SW 43RD ST
OKLAHOMA CITY, OK 73119-3333

COLEYS SUB ADDITION 040 000 LOTS 9 & 10

R074120600

SOUTHWESTERN BELL
TELEPHONE COMPANY

Unknown, NO 00000

MULTIPLE

R074121750

ROBLES LLUVIA GUADALUPE OLVEDO
SILVA APOLONIO ROSALES

2813 SW 43RD ST
OKLAHOMA CITY, OK 73119

COLEYS SUB ADDITION 032 000 LOTS 25 & 26

R074122200
ARENIVAR ALFREDO
7208 S INDIANA AVE
OKLAHOMA CITY, OK 73159

COLEYS SUB ADDITION 032 000 LOT 27 & 28

R074122300
BREDING LARRY DONN & KATHLEEN
PO BOX 892555
OKLAHOMA CITY, OK 73189

COLEYS SUB ADDITION 032 000 LOTS 29 & 30

R074122400
MARTINEZ SABRINA
2801 SW 43RD ST
OKLAHOMA CITY, OK 73119-3334

COLEYS SUB ADDITION 032 000 LOTS 31 & 32

R074123900
CENICEROS JAVIER
CARRANZA BLANCA LILIA IBARRA
2717 SW 43RD ST
OKLAHOMA CITY, OK 73119-3332

COLEYS SUB ADDITION 033 000 LOTS 23 & 24

R074123830
BAILEY PAUL & TERRY L
2721 SW 43RD ST
OKLAHOMA CITY, OK 73119-3332

COLEYS SUB ADDITION 033 000 LOTS 21 & 22

074123800
DAVIS TRAVIS E SR
4212 N EASY ST
OKLAHOMA CITY, OK 73150

COLEYS SUB ADDITION 033 000 N/2 OF LOTS 17 THRU 20

R074121450
CORRALES MARIA TERESA PARRA
2824 SW 42ND ST
OKLAHOMA CITY, OK 73119

COLEYS SUB ADDITION 032 000 LOTS 13 & 14 PLUS 10FT VAC ALLEY ADJ ON W

R074121400

AGUIRRE SANTIAGO L & SILVIA E
2820 SW 42ND ST
OKLAHOMA CITY, OK 73119-3329

COLEYS SUB ADDITION 032 000 LOTS 10 11 & 12

R074121200

MORALES NOE
3224 SW 38TH ST
OKLAHOMA CITY, OK 73119

COLEYS SUB ADDITION 032 000 LOTS 7 8 & 9

R074121000

MCILROY MARGARET E
MCILROY BETTY J
PO BOX 950486
OKLAHOMA CITY, OK 73195-0486

COLEYS SUB ADDITION 032 000 LOTS 5 & 6

R074120900

VARGAS ROBERTO CARLOS
2804 SW 42ND ST
OKLAHOMA CITY, OK 73119-3329

COLEYS SUB ADDITION 032 000 LOTS 3 & 4

R074120880

NEAL MOUZON E
3833 SW 39TH ST
OKLAHOMA CITY, OK 73119-2812

COLEYS SUB ADDITION 032 000 LOTS 1 & 2 RESTRICTED INDIAN LAND EXEMPT

R074123600

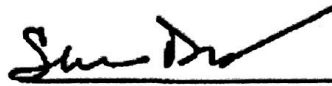
GOMEZ JESUS & GUADALUPE
2714 SW 42ND ST
OKLAHOMA CITY, OK 73119-3327

MULITPLE

Due care and diligence have been exercised in preparing this report; however, no liability is assumed for the correctness or completeness of information furnished.

DATED: April 11, 2024 at 7:30 AM.

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
Bonded Abstractor

A handwritten signature in black ink, appearing to read "Shana Dees", is written over a solid horizontal line.

Shana Dees, License #4453

COMPLETED: April 16, 2024

Order No. 24303771

