



The City of Oklahoma City  
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>

Info & inv sent

Staff Use Only:	
Case No.: PC -	10521
File Date:	5 May 22
Ward No.:	7
Nbhd. Assoc.:	Mustard Seed
School District:	OKC
Extg Zoning:	R-1
Overlay:	

## APPLICATION FOR REZONING

Chisholm Creek Village  
Project Name

1400 NW 112th St  
Address / Location of Property to be Rezoned

duplex  
Purpose Statement / Proposed Development

R-2  
Proposed Zoning District

vacant  
Present Use of Property

7,500 sq ft  
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):

Chisholm Creek Village, LLC  
Name  
3117 N. Sooner Rd, #150  
Mailing Address  
Edmond, OK 73034  
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](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 1400 NW 112<sup>th</sup> St

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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!

*Terri Massey*

EXHIBIT A

LEGAL DESCRIPTION

1400 NW 112<sup>TH</sup> ST

The East 15 feet of Lot 2A and all of Lot 2B, Block 5, Chisholm Creek Village Phase 2, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. *(previously known as Lots 19 and 20, Block 8, North Britton Addition)*

**Chisholm Creek Village LLC  
3117 N. Sooner Road #150  
Edmond, OK 73034**

May 3, 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 1400 NW 112<sup>th</sup> Street; being a part of Lot 2A and all of 2B in Block 5, Chisholm Creek Village Phase 2 to Oklahoma City, Oklahoma County, Oklahoma.**

To Whom It May Concern:

As representative for Chisholm Creek Village LLC, Inc. I hereby authorize Grubbs Consulting, LLC to act as agent on our behalf in the preparation, filing and representation of the rezoning application described above to the City of Oklahoma City.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "AIB", is written over a horizontal line.

Chisholm Creek Village LLC

First American Title  
1949 W 33rd Street  
Edmond, OK 73013

2022033101049636 B: 15109 P: 1517  
03/31/2022 03:53:57 PM Pgs: 2  
Fee: \$20.00 Doc Stamp: \$2812.50  
David B. Hooten, County Clerk  
Oklahoma County - State of Oklahoma



Return To:  
Chisholm Creek Village, LLC  
39004 W MacArthur #100  
Shawnee, OK 74804

**WARRANTY DEED**  
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **2,812.50**

Filed/insured by: First American Title Insurance Company

File No.: **2706321-OK15 (MM)**

Tax ID#:

That **A-List Construction, Inc., an Oklahoma corporation**, (the "Grantor"), in consideration of the sum of TEN & 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 **Chisholm Creek Village, LLC, an Oklahoma limited liability company**, (the "Grantee"), the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to wit:

**Lots Five A (5A), Five B (5B), Six A (6A), Six B (6B), Seven A (7A), Seven B (7B), Eight A (8A), Eight B (8B), Nine A (9A), Nine B (9B), Ten A (10A), Ten B (10B), Eleven A (11A), Eleven B (11B), Twelve A (12A), Twelve B (12B), Thirteen A (13A), Thirteen B (13B), Fourteen A (14A), Fourteen B (14B), Fifteen A (15A), Fifteen B (15B), Sixteen A (16A) and Sixteen B (16B), in Block Four, and Lots One A (1A), One B (1B), Two A (2A), Two B (2B), Four A (4A), Four B (4B), Five A (5A), Five B (5B), Six A (6A), Six B (6B), Seven A (7A), Seven B (7B), Eight A (8A), Eight B (8B), Nine A (9A), Nine B (9B), Ten A (10A), Ten B (10B), Eleven A (11A), Eleven B (11B), Twelve A (12A), Twelve B (12B), Thirteen A (13A), Thirteen B (13B), Fourteen A (14A), Fourteen B (14B), Fifteen A (15A), Fifteen B (15B), Sixteen A (16A), Sixteen B (16B), Seventeen A (17A), Seventeen B (17B), Eighteen A (18A), Eighteen B (18B), Nineteen A (19A) and Nineteen B (19B), in Block Five (5), of CHISHOLM CREEK VILLAGE PHASE 2, a replat of a portion of Blocks 3, 5 & 8, all of Blocks 6 & 7 NORTH BRITTON ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.**

Property Address: **Chisholm Creek Village 2, Oklahoma City, OK**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors 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 **March 31, 2022**.

A-List Construction, Inc., an Oklahoma corporation

By: 

Name: Ty Saner

Title: President

ACKNOWLEDGMENT - OKLAHOMA FORM

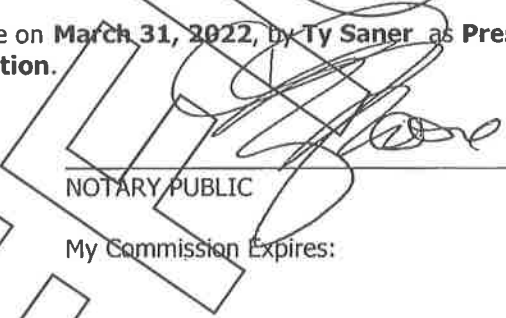
STATE OF **OKLAHOMA**

}  
}  
} **ss.**

COUNTY OF **OKLAHOMA**

This instrument was acknowledged before me on **March 31, 2022**, by **Ty Saner** as **President** of **A-List Construction, Inc.** an **Oklahoma corporation**.



  
NOTARY PUBLIC

My Commission Expires:

Mail Tax Statements To:  
Cash

## OWNERSHIP LIST CERTIFICATION

I certify that the ownership list submitted as a part of the Rezoning application on property located at 1400 NW 112<sup>th</sup> Street is true and correct as of May 3, 2022, according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County and consists of the names of all owners of record as shown by said records within 300 feet of the subject property.

Executed at Oklahoma City, Oklahoma, on the 4<sup>th</sup> day of May,  
20 22

John Massery

Subscribed and sworn to before me, a Notary Public, in and for the State of  
Oklahoma, County of Canadian, on the 4<sup>th</sup> day of May,  
20 22.

My Commission Expires:

01/28/2023

Kacie D. Pate-Garcia  
Notary Public  
Commission # 15000877



name1	mailingaddress1	city	state	zipcode	subname	block	lot	legal
RICK & PAUL LLC	1418 FLORIDA ST	SAN FRANCISCO	CA	94110	CHISHOLM CREEK VILLAGE PH 1	2	01B	CHISHOLM CREEK VILLAGE PH 1 BLK 002 LOT 01B
SUDERS RENTAL PROPERTIES LLC	2624 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116	CHISHOLM CREEK VILLAGE PH 1	4	01B	CHISHOLM CREEK VILLAGE PH 1 BLK 004 LOT 01B
BENZ MATTHEW ERIC	1978 LOMBARD ST	SAN FRANCISCO	CA	94123	CHISHOLM CREEK VILLAGE PH 1	2	14B	CHISHOLM CREEK VILLAGE PH 1 BLK 002 LOT 14B
RICK & PAUL LLC	1418 FLORIDA ST	SAN FRANCISCO	CA	94110	CHISHOLM CREEK VILLAGE PH 1	2	01A	CHISHOLM CREEK VILLAGE PH 1 BLK 002 LOT 01A
SUDERS RENTAL PROPERTIES LLC	2624 W WILSHIRE BLVD	OKLAHOMA CITY	OK	73116	CHISHOLM CREEK VILLAGE PH 1	4	01A	CHISHOLM CREEK VILLAGE PH 1 BLK 004 LOT 01A
SOONER STATE PROPERTIES LLC	4 NE 10TH ST STE 275	OKLAHOMA CITY	OK	73104	ROBERTS SKYVIEW	1	1	ROBERTS SKYVIEW 001 001
CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	NORTH BRITTON ADD	7	0	48 NORTH BRITTON ADD 007 000 510FT OF LOTS 42 THRU
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	7	0	THRU 41 & 42 THRU 48 EX 510FT
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	8	0	NORTH BRITTON ADD 008 000 LOTS 43 & 44
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	8	0	NORTH BRITTON ADD 008 000 LOTS 1 & 2 & LOTS 5
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	8	0	THRU 16 & 21 THRU 42 & 45 THRU 48
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	8	0	NORTH BRITTON ADD 008 000 LOTS 1 & 2 & LOTS 5
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	8	17	NORTH BRITTON ADD 008 017
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	8	18	NORTH BRITTON ADD 008 018
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	8	0	NORTH BRITTON ADD 008 000 LOTS 19 & 20
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	7	0	THRU 41 & 42 THRU 48 EX 510FT
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	8	0	NORTH BRITTON ADD 008 000 LOTS 1 & 2 & LOTS 5
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	8	0	THRU 16 & 21 THRU 42 & 45 THRU 48
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112	NORTH BRITTON ADD	5	0	NORTH BRITTON ADD 005 000 LOTS 40 THRU 42
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	5	0	NORTH BRITTON ADD 005 000 LOTS 1 THRU 3 & 10
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	5	0	THRU 15 & 22 THRU 33 & 37 THRU 39 & 43 THRU 45
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	5	0	THRU 15 & 22 THRU 33 & 37 THRU 39 & 43 THRU 45
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	6	0	THRU 42 & 46 THRU 48
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112	NORTH BRITTON ADD	6	0	NORTH BRITTON ADD 005 000 LOTS 34 35 & 36
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112	NORTH BRITTON ADD	6	0	NORTH BRITTON ADD 006 000 LOTS 43 44 & 45
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	5	0	NORTH BRITTON ADD 005 000 LOTS 1 THRU 3 & 10
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	5	16	THRU 15 & 22 THRU 33 & 37 THRU 39 & 43 THRU 45
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	5	17	NORTH BRITTON ADD 005 016
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	5	18	NORTH BRITTON ADD 005 017
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	5	19	NORTH BRITTON ADD 005 018
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112	NORTH BRITTON ADD	5	19	NORTH BRITTON ADD 005 019
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112	NORTH BRITTON ADD	5	20	NORTH BRITTON ADD 005 020
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112	NORTH BRITTON ADD	5	21	NORTH BRITTON ADD 005 021
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	5	0	NORTH BRITTON ADD 005 000 LOTS 1 THRU 3 & 10
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	5	0	THRU 15 & 22 THRU 33 & 37 THRU 39 & 43 THRU 45
A LIST CONSTRUCTION INC	2525 NW EXPRESSWAY, Unit 532	OKLAHOMA CITY	OK	73112-7205	NORTH BRITTON ADD	6	0	THRU 42 & 46 THRU 48