



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

LOTTIE APARTMENTS

Project Name

1304 NE 14<sup>th</sup> & SEE LEGAL

Address / Location of Property to be Rezoned

CONSTRUCT 10 UNIT 2 STORY APARTMENT

Purpose Statement / Proposed Development

R-4

Proposed Zoning District

Staff Use Only

Case No.: PC 10884

File Date: 16MAR'23

Ward No.: 7

Nbhd. Assoc.: CULBERTSON E

School District: HIGHLAND NA

Extg Zoning: OKC

Overlay: R-1

BOA-13434 CHURCH

RESIDENTIAL

Present Use of Property

14069.6 sq SF

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):

CHECKERS INVESTMENTS INC

Name

15800 BRENTON HILLS

Mailing Address

EDMOND, OK 73013

City, State, Zip Code

405 812 7815

Phone

CHECKERSOKC@hotmail.com

Email

[Signature]  
Signature of Applicant

Robert W. Haggard  
Applicant's Name (please print)

PO Box 21126  
Applicant's Mailing Address

OKC, OK 73156  
City, State, Zip Code

405 818 9143  
Phone

rwn37@cox.net  
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.

2020073101110070  
DEED 07/31/2020  
04:48:23 PM Book:14427  
Page:1947 PageCount:2  
Filing Fee:\$20.00  
Doc. Tax:\$0.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten



## QUIT CLAIM DEED

(Statutory Form - Individual)

KNOW ALL MEN BY THESE PRESENTS:

THAT Usman Rashid and Amna Usman Rashid, husband and wife, parties 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 CHECKERS INVESTMENTS INC., an Oklahoma corporation, party, of the second part, all right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described real property and premises situated in OKLAHOMA County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT A

RETURN TO:  
Checkers Investments Inc.  
Attn: Usman Rashid  
15800 Brenton Hills  
Edmond, OK 73013

EXEMPT; Documentary Stamp Tax O.S. Title 68 Article 32 Section 3202 Paragraph 4.

SUBJECT TO easements, restrictions and mineral conveyances of record. But together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said party/parties of the second part, his/her/their heirs and assigns forever.

Signed and delivered this 15 day of July, 2020

Usman Rashid

Amna Usman Rashid

STATE OF OKLAHOMA )

INDIVIDUAL ACKNOWLEDGMENT

COUNTY OF OKLAHOMA )

) SS:

Oklahoma Form

Before me, the undersigned, a Notary Public, in and for this State, on this 15 day of July, 2020, personally appeared Usman Rashid and Amna Usman Rashid, husband and wife, to me 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.

My Commission expires: March 2023

Shannon Dinkler

Notary Public

The Oklahoma City Abstract & Title Co.

P.O. Box 260

Oklahoma City, Oklahoma 73101-0260

Order # 2005394

Courtesy Filing Only  
No Liability Assumed



Certified True Copy  
KERRIE HUDSON, DEPUTY COUNTY CLERK  
Oklahoma County, Oklahoma

By: apoteet

Deputy

9th day of March 2023



LEGAL DESCRIPTION

CULBERTSON E HIGHLAND 010 000 LOTS 15&16 AND

CULBERTSON E HIGHLAND 010 000 LOTS 17&18

LETTER OF AUTHORIZATION

I, CHECKERS INVESTMENTS INC authorize, Robert Haggard  
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

USMAN RASHID  
Agent of the Property Owner of Record and Title

Oklahoma City, OK

By: [Signature]  
Signature

Title: USMAN RASHID  
Manager / Proprietor

Date: 3/9/2023  
MM/DD/YYYY

EXHIBIT A

Lot Twenty (20), in Block Four (4), of ROLLINGWOOD ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID NO. 142131745  
4713 NW 61<sup>st</sup> St, Oklahoma City, OK 73122

AND

Lots Fifteen (15 through Twenty-four (24) in Block Ten (10) of CULBERTSON EAST HIGHLAND ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID NOS. 033634256, 033634230 and 033634240  
1400 N Lottie Ave, Oklahoma City, OK 73117

AND

Lot Two (2), in Block Six (6), of CULBERTSON HEIGHTS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID NO. 033552336  
1411 N Lottie Ave, Oklahoma City, OK 73117

AND

Lots Thirty-Five (35) and Thirty-Six (36), in Block Fifteen (15), of GAST HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID NO. 030199160  
1709 N Lottie Ave, Oklahoma City, OK 73117



# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Official Report is for Account Number **R033634240 & R033634230** and is a **300-foot** radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.

Attest

*[Signature]*

STATE OF OKLAHOMA }  
COUNTY OF OMAHA } ss:  
I, the duly elected, qualified and acting  
County Assessor, in and for the County  
and state thereof, do hereby certify that  
the within and foregoing is a full, true and  
complete copy of 300 # Radius  
filed in the office of the County Assessor  
on the 23<sup>rd</sup> day of March 23  
23<sup>rd</sup> day of March 23

**Oklahoma County Assessor's  
300ft Radius Report  
3/9/2023**

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location	econarea	nbhd	propertyid
R033634712	ALLEN CHAPEL A M E CHURCH		1400 NE 13TH ST	OKLAHOMA CITY	OK	73117-2098	CULBERTSON E HIGHLAND	011	000	CULBERTSON E HIGHLAND 011 000 N67.50FT OF LOTS 1 THRU 7 & W3FT OF 574.50FT OF LOT 7 & ALL OF LOTS 8 THRU 14	0 UNKNOWN OKLAHOMA CITY	Cm EA 9E	C1111.00	148212
R033552304	BARAJAS GROUP HOLDINGS LTD CO		PO BOX 53341	OKLAHOMA CITY	OK	73152	CULBERTSON HEIGHTS ADDITION	006	001	CULBERTSON HEIGHTS ADDITION 006 001	1417 N LOTTIE AVE OKLAHOMA CITY	Terr 4		147939
R033552400	CAMPER DENNIS H & SHARON		200 MANOR RD	PLANTSVILLE	CT	06479	CULBERTSON HEIGHTS ADDITION	006	004	CULBERTSON HEIGHTS ADDITION 006 004	1401 N LOTTIE AVE OKLAHOMA CITY	Terr 4	R2703.00	147942
R033552496	CARE CENTER CHILD ABUSE	RESPONSE & EVALUATION CTR INC	PO BOX 20056	OKLAHOMA CITY	OK	73156-0056	CULBERTSON HEIGHTS ADDITION	006	000	CULBERTSON HEIGHTS ADDITION 006 000 LOTS 7 & 8	1408 ASHTON PL OKLAHOMA CITY	Oklahoma	R2703.00	147945
R033552432	CARE CENTER CHILD ABUSE RESPONSE &	EVALUATION CENTER INC	PO BOX 1125	OKLAHOMA CITY	OK	73101-1125	CULBERTSON HEIGHTS ADDITION	006	005	CULBERTSON HEIGHTS ADDITION 006 005	1400 ASHTON PL OKLAHOMA CITY	Oklahoma	R2703.00	147943
R033634256	CHECKERS INVESTMENTS INC	ATTN USMAN RASHID	15800 BRENTON HILLS	EDMOND	OK	73013	CULBERTSON E HIGHLAND	010	000	CULBERTSON E HIGHLAND 010 000 LOTS 19 THRU 24	1400 N LOTTIE AVE OKLAHOMA CITY	Cm EA 9E	C412.1	148200
R033552336	CHECKERS INVESTMENTS INC	ATTN USMAN RASHID	15800 BRENTON HILLS	EDMOND	OK	73013	CULBERTSON HEIGHTS ADDITION	006	002	CULBERTSON HEIGHTS ADDITION 006 002	1411 N LOTTIE AVE OKLAHOMA CITY	Terr 4	R2703.00	147940
R033634240	CHECKERS INVESTMENTS INC	ATTN USMAN RASHID	15800 BRENTON HILLS	EDMOND	OK	73013	CULBERTSON E HIGHLAND	010	000	CULBERTSON E HIGHLAND 010 000 LOTS 17 & 18	UNKNOWN	Cm EA 9E		324434
R033634230	CHECKERS INVESTMENTS INC	ATTN USMAN RASHID	15800 BRENTON HILLS	EDMOND	OK	73013	CULBERTSON E HIGHLAND	010	000	CULBERTSON E HIGHLAND 010 000 LOTS 15 & 16	1304 NE 14TH ST OKLAHOMA CITY	Terr 4	R2703.00	324433
R033552464	CHILD ABUSE RESPONSE & EVALUATION	CENTER INCORPORATED	1403 N ASHTON PL	OKLAHOMA CITY	OK	73117-1042	CULBERTSON HEIGHTS ADDITION	006	006	CULBERTSON HEIGHTS ADDITION 006 006	1404 ASHTON PL OKLAHOMA CITY	Oklahoma	R2703.00	147944
R033631672	DAVIS LINDA R	DAVIS EZEEL M JR	708 SW 150TH ST	OKLAHOMA CITY	OK	73170-7530	CULBERTSON E HIGHLAND	004	000	CULBERTSON E HIGHLAND 004 000 LOTS 10 & 11	1314 NE 15TH ST OKLAHOMA CITY	Terr 4		148141



Oklahoma County Assessor's  
300ft Radius Report  
3/9/2023

R033634446	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON AVE STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	010	000	CULBERTSON E HIGHLAND 010 000 LOTS 31 & 32	1323 NE 13TH ST OKLAHOMA CITY	Oklahoma	148205
R033634484	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	010	000	CULBERTSON E HIGHLAND 010 000 LOTS 33 & 34	0 UNKNOWN OKLAHOMA CITY	Oklahoma	148206
R033634218	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	010	000	CULBERTSON E HIGHLAND 010 000 LOTS 13 & 14	0 UNKNOWN OKLAHOMA CITY	Oklahoma	148199
R033634180	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	010	000	CULBERTSON E HIGHLAND 010 000 LOTS 11 & 12	0 UNKNOWN OKLAHOMA CITY	Oklahoma	148198
R033634142	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	010	000	CULBERTSON E HIGHLAND 010 000 LOTS 9 & 10	0 UNKNOWN OKLAHOMA CITY	Oklahoma	148197
R033634110	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	010	008	CULBERTSON E HIGHLAND 010 008	0 UNKNOWN OKLAHOMA CITY	Oklahoma	148196
R033634028	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	010	000	CULBERTSON E HIGHLAND 010 000 LOTS 3 & 4 EXEMPT	0 UNKNOWN OKLAHOMA CITY	Oklahoma	148194
R033553072	OMEGA INVESTMENTS LLC		1720 N SHARTEL AVE, Unit C	OKLAHOMA CITY	OK	73103	CULBERTSON HEIGHTS ADDITION	007	000	CULBERTSON HEIGHTS ADDITION 007 000 LOTS 29 & 30	1221 NE 14TH ST OKLAHOMA CITY	Terr 4	147962
R033634066	RED FOX PROPERTIES		9940 LOOKOUT PT	EDMOND	OK	73034	CULBERTSON E HIGHLAND	010	000	CULBERTSON E HIGHLAND 010 000 LOTS 5 THRU 7	1324 NE 14TH ST OKLAHOMA CITY	Terr 4	148195
R033553136	SOONER READY PROPERTIES LLC		3816 S YELLOW PINE	BROKEN ARROW	OK	74011	CULBERTSON HEIGHTS ADDITION	007	000	CULBERTSON HEIGHTS ADDITION 007 000 LOTS 33 & 34	1229 NE 14TH ST OKLAHOMA CITY	Terr 4	147964
R033553168	TILLEY RESIDENTIAL LLC		3817 N TULSA AVE	OKLAHOMA CITY	OK	73112	CULBERTSON HEIGHTS ADDITION	007	000	CULBERTSON HEIGHTS ADDITION 007 000 LOTS 35 & 36	1233 NE 14TH ST OKLAHOMA CITY	Terr 4	147965

Oklahoma County Assessor's  
300ft Radius Report  
3/9/2023

R033552100	DEPT OF MENTAL HEALTH & SUBSTANCE	ABUSE SERVICES REAL PROPERTY TR	PO BOX 53277	OKLAHOMA CITY	OK	73152-9277	CULBERTSON HEIGHTS ADDITION	005	000	CULBERTSON HEIGHTS ADDITION 005 000 BLK 5 PLUS 1/2 VAC STREETS ADJ SD BLK ON W & S SUBJ TO ESMTS OF RECORD	0 UNKNOWN	OKLAHOMA CITY	Oklahoma	147938
R033552656	FRANKLIN JERRY W		8820 PLACID DR	OKLAHOMA CITY	OK	73131-4085	CULBERTSON HEIGHTS ADDITION	007	000	CULBERTSON HEIGHTS ADDITION 007 000 LOTS 1 & 2	1523 N LOTTIE AVE	OKLAHOMA CITY	Cm EA 9E	147948
R033634788	HIGGINBOTHAM GARY	SHANNON TIMOTHY	1905 MISSION HILLS CIR	EDMOND	OK	73025	CULBERTSON E HIGHLAND	011	000	CULBERTSON E HIGHLAND 011 000 LOTS 15 THRU 18	1300 N LOTTIE AVE	OKLAHOMA CITY	Cm EA 9E	148215
R033552688	HOOPER MARY P	SCRUGGS LOUIS & PATSY REV TRUST	1501 LENNOX AVE	SPENCER	OK	73084	CULBERTSON HEIGHTS ADDITION	007	000	CULBERTSON HEIGHTS ADDITION 007 000 LOTS 3 & 4	1228 NE 15TH ST	OKLAHOMA CITY	Terr 4	147949
R033552368	JOHNSON LUELLAR		1407 N LOTTIE AVE	OKLAHOMA CITY	OK	73117-2068	CULBERTSON HEIGHTS ADDITION	006	003	CULBERTSON HEIGHTS ADDITION 006 003	1407 N LOTTIE AVE	OKLAHOMA CITY	Terr 4	147941
R033552720	MAXWELL KEVIN E		2801 NE 44TH ST	OKLAHOMA CITY	OK	73111-6216	CULBERTSON HEIGHTS ADDITION	007	000	CULBERTSON HEIGHTS ADDITION 007 000 LOTS 5 & 6	1224 NE 15TH ST	OKLAHOMA CITY	Terr 4	147950
R033631634	NELSON MBM INVESTMENTS LLC		PO BOX 5636	EDMOND	OK	73083	CULBERTSON E HIGHLAND	004	000	CULBERTSON E HIGHLAND 004 000 LOTS 8 & 9	1318 NE 15TH ST	OKLAHOMA CITY	Terr 4	148140
R033631748	OKLA CITY HOUSING AUTH		1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	CULBERTSON E HIGHLAND	004	000	CULBERTSON E HIGHLAND 004 000 LOTS 14 & 15 & E2 LT 16 EXEMPT	1308 NE 15TH ST	OKLAHOMA CITY	Oklahoma	148143
R033631596	OKLA CITY HOUSING AUTH		1700 NE 4TH ST	OKLAHOMA CITY	OK	73117	CULBERTSON E HIGHLAND	004	000	CULBERTSON E HIGHLAND 004 000 LOTS 6 & 7 EXEMPT	1322 NE 15TH ST	OKLAHOMA CITY	Oklahoma	148139
R033634375	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	010	000	CULBERTSON E HIGHLAND 010 000 592FT LOTS 27 & 28 EXEMPT	0 UNKNOWN	OKLAHOMA CITY	Oklahoma	148203
R033634332	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	010	000	CULBERTSON E HIGHLAND 010 000 LOTS 25 & 26 EXEMPT	0 UNKNOWN	OKLAHOMA CITY	Oklahoma	148201
R033634408	OKLAHOMA CITY URBAN	RENEWAL AUTHORITY	105 N HUDSON STE 101	OKLAHOMA CITY	OK	73102	CULBERTSON E HIGHLAND	010	000	CULBERTSON E HIGHLAND 010 000 LOTS 29 & 30 EXEMPT	0 UNKNOWN	OKLAHOMA CITY	Oklahoma	148204

Oklahoma County Assessor's  
300ft Radius Report  
3/9/2023

R033631900	VAF 1301 NE 14TH STREET LLC		1554 N BEVERLY DR	BEVERLY HILLS	CA	90210	CULBERTSON E HIGHLAND	004	000	CULBERTSON E HIGHLAND 004 000 PT LOTS 19 THRU 36 BLK 4 CULBERTSONS E HIGHLAND BEG NW/C LOT 19 TH E450FT TO NE/C LOT 36 5132FT SWLY14.14FT W430FT NWLY14.14FT N132 FT TO BEG	1301 NE 14TH ST OKLAHOMA CITY	Cm FA 9E		148145
R033631786	VAF 1301 NE 14TH STREET LLC		1554 N BEVERLY DR	BEVERLY HILLS	CA	90210	CULBERTSON E HIGHLAND	004	000	CULBERTSON E HIGHLAND 004 000 W/2 LT 16 & ALL LOTS 17 & 18	0 UNKNOWN OKLAHOMA CITY	Cm FA 9E	C1111.00	148144
R033631710	WARD SHAWNITA MARIA		6109 MASONS DR	OKLAHOMA CITY	OK	73142	CULBERTSON E HIGHLAND	004	000	CULBERTSON E HIGHLAND 004 000 LOTS 12 & 13	1310 NE 15TH ST OKLAHOMA CITY	Terr 4	R2703.00	148142
R033553104	WARLACK PROPERTIES LLC		518 NW 14TH ST	OKLAHOMA CITY	OK	73103	CULBERTSON HEIGHTS ADDITION	007	000	CULBERTSON HEIGHTS ADDITION 007 000 LOTS 31 & 32	1225 NE 14TH ST OKLAHOMA CITY	Terr 4	R2703.00	147963
R033634370	WHITE OPERATING PROPERTY MANAGEMENT LLC		1627 SW 96TH ST	OKLAHOMA CITY	OK	73159	CULBERTSON E HIGHLAND	010	000	CULBERTSON E HIGHLAND 010 000 N50FT LOTS 27 & 28	0 UNKNOWN OKLAHOMA CITY	Terr 4		148202

Thursday, March 9, 2023 12:25:21 PM - Window

