



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>

## APPLICATION FOR SPECIAL PERMIT

D.D Saloon OKC.

Project Name

8029 SW 3<sup>rd</sup> OKla City OKla

Address / Location of Property

Mixed Bev / Adult Entertainment

Purpose Statement (provide attachment if necessary)

Staff Use Only

Case No.: SP -

File Date:

Ward No.:

Nbhd. Assoc.:

School District:

Extg Zoning:

Overlay:

566  
9 Jun 22  
3  
—  
W Hs  
C3  
ABC 296

Proposed Use

### REQUIREMENTS FOR SUBMITTAL:

- ☒ 1.) One (1) Typed Legal Description of Proposed Special Permit 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 (600-foot for drinking establishments) area of the property to be considered. 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 (or 600-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.) Supporting documents as required by Chapter 59, Article IX, Section 9350, Standards for Specific Uses in a .pdf file format.
- ☐ 8.) A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred) (Make checks payable to "City Treasurer")

Property Owner Information (if other than Applicant):

David Benham

Name

9521 B Riverside Pkwy Unit 123

Mailing Address

Tulsa, OKla, 74137

City, State, Zip Code

405-820-1876

Phone

benhamde.jobmgmt.com

Email

John Thomas Eugene Walker

Signature of Applicant

John Thomas Eugene Walker

Applicant's Name (please print)

20637 Coker Road

Applicant's Mailing Address

Tecumseh, OKla, 74873

City, State, Zip Code

405-413-4477

Phone

Walkerje.jobmgmt.com

Email

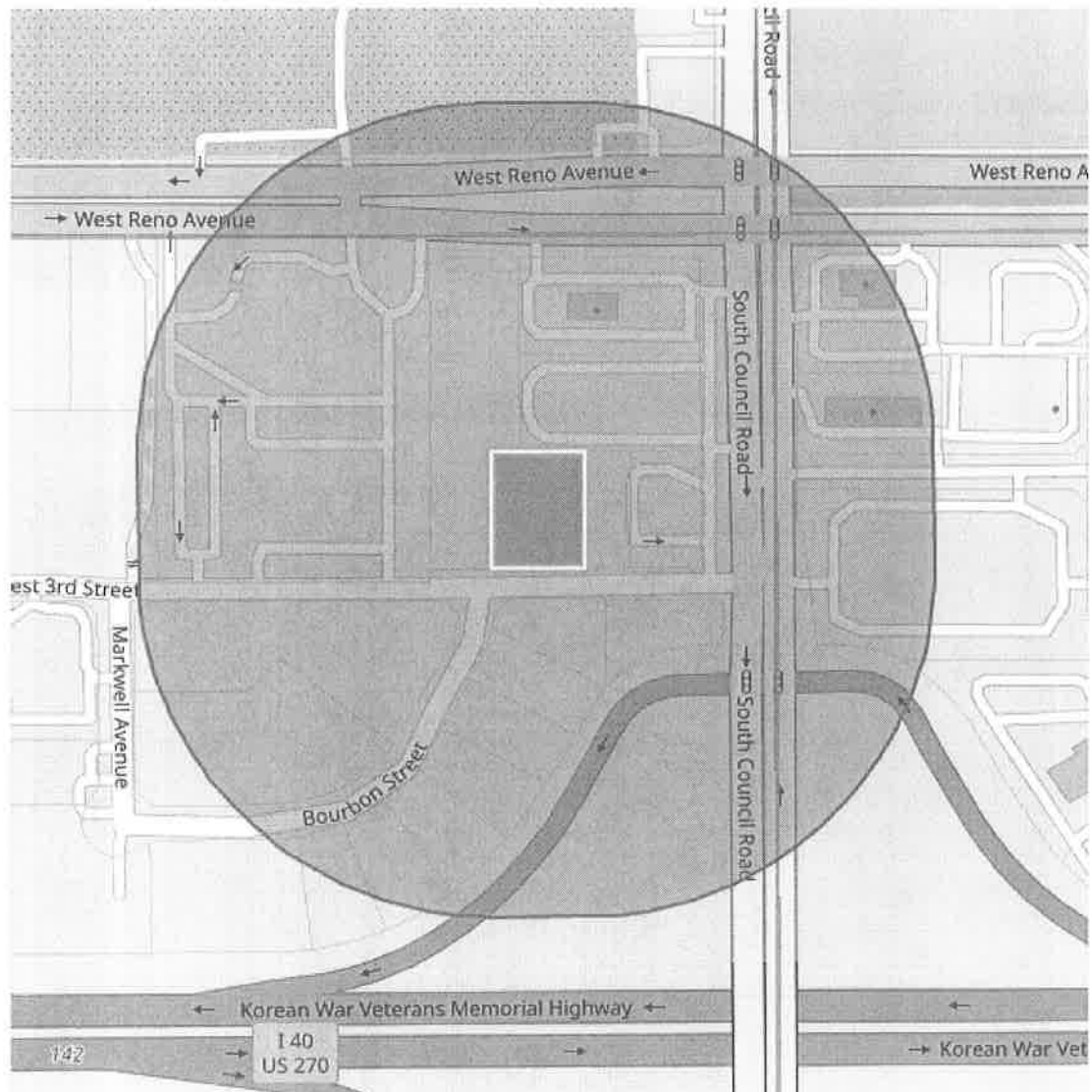
Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
Compressed files (.zip, etc.) or links to FileShare services (Dropbox, etc.) can not be accepted for security purposes

#### PROPERTY DESCRIPTION

A tract of land lying in the Northeast Quarter (NE/4) of Section Six (6), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of said Northeast Quarter (NE/4); Thence South  $00^{\circ}36'33''$  East along the East line of said Northeast Quarter (NE/4) a distance of 430.00 feet; Thence South  $89^{\circ}23'27''$  West a distance of 100.00 feet; Thence North  $90^{\circ}00'00''$  West a distance of 200.00 feet to the POINT OF BEGINNING; Thence South  $00^{\circ}36'33''$  East parallel with the East line of said Northeast Quarter (NE/4) a distance of 200.00 feet; Thence North  $90^{\circ}00'00''$  West a distance of 159.00 feet; Thence North  $00^{\circ}36'33''$  West parallel with the East line of said Northeast Quarter (NE/4) a distance of 200.00 feet; Thence North  $90^{\circ}00'00''$  East a distance of 159.00 feet to the Point of Beginning.

## Radius Map

600 feet

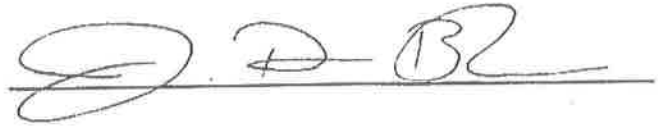


## LETTER OF AUTHORIZATION

I David Benham manager and member of 8029 SW 3RD LLC authorize JT Walker manager and member of DAFFY ENT. LLC 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:

8029 SW 3<sup>rd</sup>, Oklahoma City, OK 73128-4230

BY:



TITLE:

Manager & Member

DATE:

5.24.22

## WARRANTY DEED



20161222011844870  
12/22/2016 09:44:25 AM  
Bk:RE13317 Pg:1397 Pgs:3 DEED  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

KNOW ALL MEN BY THESE PRESENTS:

That 8029 SW 3<sup>RD</sup> L.L.C., a Nevada limited liability company, party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto 8029 SW 3RD LLC, an Oklahoma limited liability company, 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"

[Exempt Documentary Stamp Tax 68 O.S. §§3201(B) and 3202 (4). No Sale.]

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 party of the second part, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgage and other liens and encumbrances of whatsoever nature.

Signed and delivered this 15<sup>th</sup> day of December, 2016.

8029 SW 3<sup>RD</sup> L.L.C.  
a Nevada limited liability company

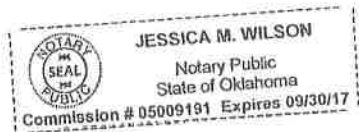
By:   
J. DAVID BENHAM, Manager

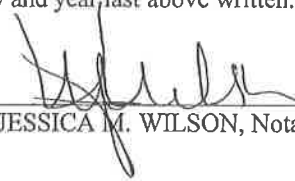
3/1/19

STATE OF OKLAHOMA            )  
                                                  ) ss:  
COUNTY OF OKLAHOMA        )

Before me, a Notary Public in and for said County and State, on this 15<sup>th</sup> day of December, 2016, personally appeared J. DAVID BENHAM, in his capacity as Manager of 8029 SW 3<sup>rd</sup> L.L.C., to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his 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.



  
\_\_\_\_\_  
JESSICA M. WILSON, Notary Public

My Commission Expires: September 30, 2017

**RETURN RECORDED DEED TO:**

 22011 N WESTERN AVE LLC  
P.O. Box 2112  
Edmond, OK 73083

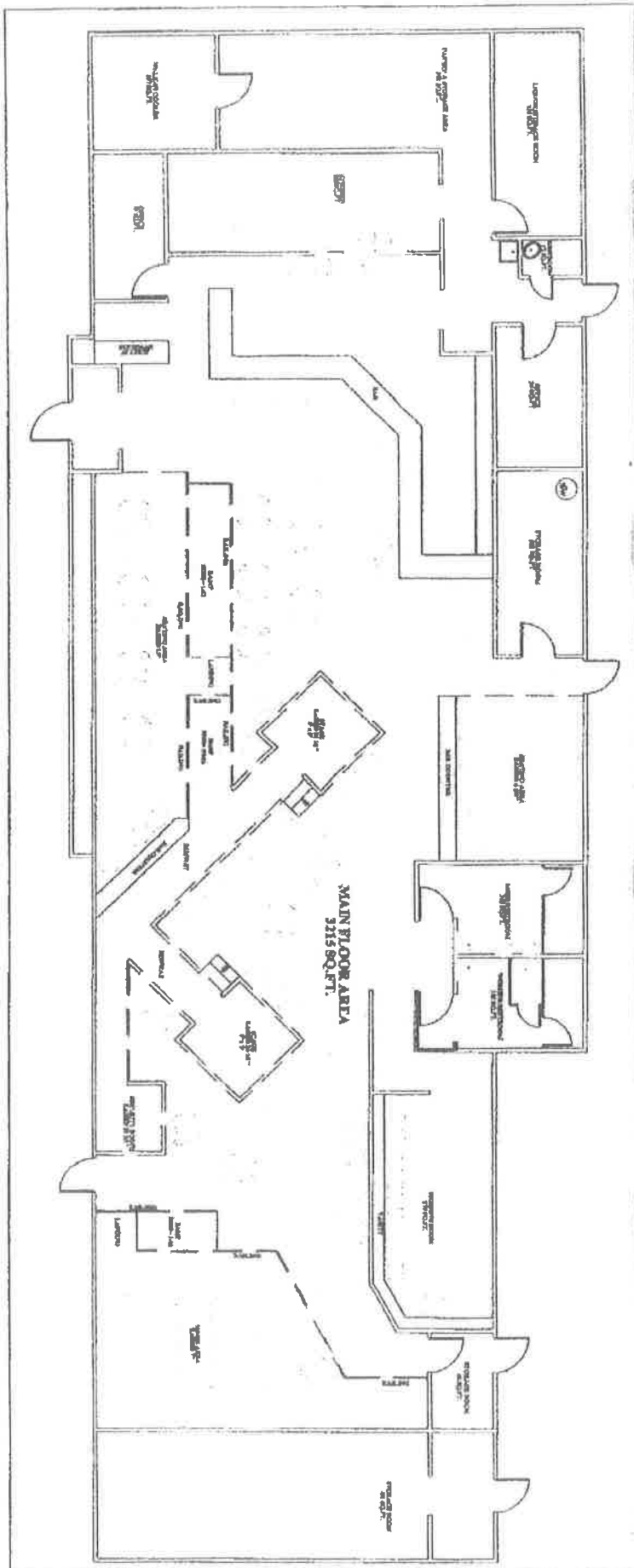
## EXHIBIT "A"

A tract of land lying in the Northeast Quarter (NE/4) of Section Six (6), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of said Northeast Quarter (NE/4); Thence South 00°36'33" East along the East line of said Northeast Quarter (NE/4) a distance of 430.00 feet; Thence South 89°23'27" West a distance of 100.00 feet; Thence North 90°00'00" West a distance of 200.00 feet to the POINT OF BEGINNING; Thence South 00°36'33" East parallel with the East line of said Northeast Quarter (NE/4) a distance of 200.00 feet; Thence North 90°00'00" West a distance of 159.00 feet; Thence North 00°36'33" West parallel with the East line of said Northeast Quarter (NE/4) a distance of 200.00 feet; Thence North 90°00'00" East a distance of 159.00 feet to the Point of Beginning.

20161222011844670  
Filing Fee: \$17.00

12/22/2016 09:44:25 AM  
DEED





MAIN FLOOR  
3115 sq. ft.

# GENERAL NOTES

- 1. ALL ROOMS SHALL BE FINISHED TO THE SAME STANDARD AS THE EXISTING BUILDING.
- 2. ALL ROOMS SHALL BE FINISHED TO THE SAME STANDARD AS THE EXISTING BUILDING.
- 3. ALL ROOMS SHALL BE FINISHED TO THE SAME STANDARD AS THE EXISTING BUILDING.
- 4. ALL ROOMS SHALL BE FINISHED TO THE SAME STANDARD AS THE EXISTING BUILDING.
- 5. ALL ROOMS SHALL BE FINISHED TO THE SAME STANDARD AS THE EXISTING BUILDING.
- 6. ALL ROOMS SHALL BE FINISHED TO THE SAME STANDARD AS THE EXISTING BUILDING.
- 7. ALL ROOMS SHALL BE FINISHED TO THE SAME STANDARD AS THE EXISTING BUILDING.
- 8. ALL ROOMS SHALL BE FINISHED TO THE SAME STANDARD AS THE EXISTING BUILDING.
- 9. ALL ROOMS SHALL BE FINISHED TO THE SAME STANDARD AS THE EXISTING BUILDING.
- 10. ALL ROOMS SHALL BE FINISHED TO THE SAME STANDARD AS THE EXISTING BUILDING.

## Ownership List Certificate

State of Oklahoma     )  
County of Oklahoma   ) 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 600 ft radius of property owners surrounding the following described property, to wit:


### Legal Description

A tract of land lying in the Northeast Quarter (NE/4) of Section Six (6), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of said Northeast Quarter (NE/4); Thence South 00°36'33" East along the East line of said Northeast Quarter (NE/4) a distance of 430.00 feet; Thence South 89°23'27" West a distance of 100.00 feet; Thence North 90°00'00" West a distance of 200.00 feet to the POINT OF BEGINNING; Thence South 00°36'33" East parallel with the East line of said Northeast Quarter (NE/4) a distance of 200.00 feet; Thence North 90°00'00" West a distance of 159.00 feet; Thence North 00°36'33" West parallel with the East line of said Northeast Quarter (NE/4) a distance of 200.00 feet; Thence North 90°00'00" East a distance of 159.00 feet to the Point of Beginning.

EXECUTED at Oklahoma City, Oklahoma, May 27, 2022

Chicago Title Oklahoma Co.

By:



Vice President, Charles Francis

Date Prepared: June 7, 2022  
Order Number: 710512201982



Name	Mailing Address	City	State	Zip	Legal
8029 SW 3RD LLC	9521B RIVERSIDE PKWY, Unit 123	TULSA	OK	74137	UNPLTD PT SEC 06 11N 4W 000 000 PT NE4 SEC 6 11N 4W BEG 430FT S & 300FT W OF NE/C NE4 TH S200FT W159FT N200FT E159FT TO BEG CONT .73ACRS MORE OR LESS UNPLTD PT SEC 06 11N 4W 000 000 PT OF NE4 SEC 6 11N 4W BEG 430FT S & 221.64FT W OF NE/C NE4 TH S230FT W73.41FT N230FT TO BEG SUBJ TO ESMTS OF RECORD GREAT PLAINS BUSINESS PARK 001 000 LOTS 3 THRU 6
8029 SW 3RD LLC	9521 B ROVERSIDE PKWY, Unit 123	TULSA	OK	74137	UNPLTD PT SEC 06 11N 4W 000 000 PT OF NE4 SEC 6 11N 4W BEG 430FT S & 221.64FT W OF NE/C NE4 TH S230FT W73.41FT N230FT TO BEG SUBJ TO ESMTS OF RECORD
8117 BOURBON STREET LLC	1117 NW 24TH ST	OKLAHOMA CITY	OK	73106	THRU 6 UNPLTD PT SEC 31 12N 4W 000 000 PT SE4 SEC 31 12N 4W BEG 202.61FT W & 90FT N & 68FT W OF SE/C SE4 TH W92.39FT N570FT E155.39FT S364.08FT W63FT S205.92FT TO BEG CONT 1.74ACRS MORE OR LESS
BRADYS PLAZA LLC	10601 S WESTERN AVE STE A	OKLAHOMA CITY	OK	73170-6201	UNPLTD PT SEC 06 11N 4W 000 000 PT NE4 SEC 6 11N 4W BEG 1022FT W OF NE/C NE4 TH SLY367FT WLY151.70FT NLY367FT ELY151.70FT TO BEG SUBJ TO ESMTS OF RECORD
BRODERSEN LLC	18470 ANTLER WAY	EDMOND	OK	73012	UNPLTD PT NE4 SEC 6 11N 4W BEG 265FT S & 100FT W OF NE/C NE4 TH S165FT W309FT N165FT E309FT TO BEG CONT 1.1704ACRS MORE OR LESS
DIAMOND LODGING LLC	301 S COUNCIL RD	OKLAHOMA CITY	OK	73128	UNPLTD PT SEC 31 12N 4W 000 000 PT SE4 SEC 31 12N 4W BEG 202.61FT W & 90FT N OF SE/C SE4 TH W68FT N205.92FT E63FT S10.92FT E5FT S195FT TO BEG CONT .32ACRS MORE OR LESS
DPI INTERESTS CO LLC	4141 HIGHLINE BLVD STE 180	OKLAHOMA CITY	OK	73108-2069	UNPLTD PT SEC 06 11N 4W 000 000 PT NE4 SEC 6 11N 4W BEG 1022FT W & 367FT SLY FROM NE/C NE4 TH SLY293FT WLY298.70FT NLY293FT ELY298.39FT TO BEG SUBJ TOESMTS OF RECORD
DUCK REAL ESTATE LLC	8132 W RENO	OKLAHOMA CITY	OK	73127	RECORD COUNCIL RENO COMMERCIAL PARK 002 000 ALL OF LOT 1 & PT OF LOT 2 DESC BEG NW/C LOT 1 TH E303.84FT SE35.36FT S142.80FT LEFT ON CURVE SE130.80FT W348.88FT N295.90FT TO BEG CONT 2.24ACRS MORE OR LESS [97,
J1K LLC	916 N MAIN ST	STILLWATER	OK	74075-3621	

JVZ 2 LLC	7725 W RENO AVE STE 450	OKLAHOMA CITY	OK	73127-9712	GREAT PLAINS BUSINESS PARK 002 000 PT LOT 1 BEG NE/C OF LOT 1 TH S72.90FT W24.93FT TH ON A CURVE TO THE LEFT 223.38FT NWLY4.17FT N165.55FT E222FT TO BEG CONT 22197SQ FT OR .5096ACRS MORE OR LESS GREAT PLAINS BUSINESS PARK 001 000 LOTS 7 & 8
KIRCO LLC	PO BOX 852045	YUKON	OK	73085	GREAT PLAINS BUSINESS PARK 002 000 LOTS 8 & 10
MCATEE TRUCK SALES INC	8160 BOURBON ST	OKLAHOMA CITY	OK	73128-4220	UNPLTD PT SEC 06 11N 4W 000 000 PT NE4 SEC 6 11N 4W BEG 100FT W & 100FT S OF NE/C OF NE4 A TR 165FT N&S BY 309FT E&W CONT 1.170ACRS MORE OR LESS
MCDONALDS CORPORATION	14929 BRISTOL PARK BLVD	EDMOND	OK	73013-1890	GREAT PLAINS BUSINESS PARK 002 007
METROPOLITAN DISTRIBUTION CENTER INC.	6600 N MERIDIAN AVE STE 155	OKLAHOMA CITY	OK	73116-1431	GREAT PLAINS BUSINESS PARK 002 006
METROPOLITAN DISTRIBUTION CENTER INC.	6600 N MERIDIAN AVE STE 155	OKLAHOMA CITY	OK	73116-1431	GREAT PLAINS BUSINESS PARK 002 005
METROPOLITAN DISTRIBUTION CENTER INC.	6600 N MERIDIAN AVE STE 155	OKLAHOMA CITY	OK	73116-1431	GREAT PLAINS BUSINESS PARK 002 004
METROPOLITAN DISTRIBUTION CENTER INC.	6600 N MERIDIAN AVE STE 155	OKLAHOMA CITY	OK	73116-1431	GREAT PLAINS BUSINESS PARK 002 003
METROPOLITAN DISTRIBUTION CENTER INC.	6600 N MERIDIAN AVE STE 155	OKLAHOMA CITY	OK	73116-1431	GREAT PLAINS BUSINESS PARK 002 002
METROPOLITAN DISTRIBUTION CENTER INC.	6600 N MERIDIAN AVE STE 155	OKLAHOMA CITY	OK	73116-1431	GREAT PLAINS BUSINESS PARK 002 000 PT LOT 1 BEG 222FT W OF NE/C OF LOT 1 TH W138.32FT SWLY 35.36FT TH ON A CURVE TO THE LEFT 44.30FT TH SELY 196.19FT N165.55FT TO BEG
METROPOLITAN DISTRIBUTION CENTER INC.	6600 N MERIDIAN AVE STE 155	OKLAHOMA CITY	OK	73116-1431	COUNCIL RENO COMMERCIAL PARK 002 000 PT OF LOT 2 & ALL OF LOT 3 DESC BEG SLY/C OF LOT 3 TH RIGHT ON CURV NW152.22FT NW200.30FT LEFT ON CURVE NW196.61FT E348.88FT LEFT ON CURVE SE79.93FT SE170.98FT LEF
OKC OUTLETS I LLC	980 N MICHIGAN AVE STE 1660	CHICAGO	IL	60611-7509	COUNCIL RENO COMMERCIAL PARK 000 000 COMMON AREA A & PRIVATE STREETS
OKC OUTLETS I LLC	980 N MICHIGAN AVE STE 1660	CHICAGO	IL	60611-7509	UNPLTD PT SEC 31 12N 4W 000 000 PT SE4 SEC 31 12N 4W BEG 363FT W OF SE/C SE4 TH W957FT N660FT E957FT S660FT TO BEG EX
PRECURE NURSERY INC	8126 W RENO AVE	OKLAHOMA CITY	OK	73127	S75FT FOR RD SUBJ TO ESMTS OF RECORD

RETAIL BUILDINGS INC	PO BOX 702377	TULSA	OK	74170	LESS S UNPLTD PT SEC 05 11N 4W 000 000 PT NW4 SEC 5 11N 4W BEG 300FT S & 65FT E OF NW/C NW4 TH E250FT N225.06FT W211.63FT TH SWLY ON A CURVE TO THE LEFT 60.06FT S186.64FT TO BEG CONT 1.284ACRS MORE OR
ROBERT I & SHEILA A WEYHE REVOCABLE TRUST	165 LEWIS RD STE 10	SAN JOSE	CA	95111-2194	ALONG CURVE TO LEFT 59.87FT N156.82 UNPLTD PT SEC 31 12N 4W 000 000 PT SE4 SEC 31 12N 4W BEG 285FT N & 65FT W SE/C SE4 TH W137.61FT S195FT TO A POINT 90FT N OF S LINE SE4 E99.43FT TO POINT OF CURVE TH
TEC BROTHERS LLC	309 S COUNCIL RD	OKLAHOMA CITY	OK	73128	TH S200FT W73.41FT N200FT TO BE UNPLTD PT SEC 06 11N 4W 000 000 PT OF NE4 SEC 6 11N 4W BEG 430FT S & 100FT W OF NE/C OF NE4TH S200FT W200FT N200FT E200FT TO BEG EX BEG 430FT S & 221.64FT S OF NE/C NE4
WEEKIE CREDIT UNION	PO BOX 26090	OKLAHOMA CITY	OK	73126-0090	MORE OR LESS UNPLTD PT SEC 06 11N 4W 000 000 PT NE4 SEC 6 11N 4W BEG 409FT W & 100FT S OF NE/C NE4 TH S330FT W50FT S200FT W100FT N555FT E107FT S25FT E43FT TO BEG CONT 1.6565ACRS
WEEKIE CREDIT UNION INC WHATABURGER REAL ESTATE LLC	PO BOX 26090 1900 DALROCK RD	OKLAHOMA CITY ROWLETT	OK TX	73126-0090 75088	EX ALL EASEMENTS OF RECORD COUNCIL RENO COMMERCIAL PARK 001 002
WILLOWBROOK INVESTMENTS LTD	PO BOX 18612	OKLAHOMA CITY	OK	73154-0612	& 2 GREAT PLAINS BUSINESS PARK 001 000 LOTS 1