



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 REZONING

NW 122nd & Robinson

Project Name

~~208~~ - 212 NW 122nd Street

Address / Location of Property to be Rezoned

duplex development

Purpose Statement / Proposed Development

R-2 Medium Low Density Residential

Proposed Zoning District

Staff Use Only:

10937

Case No.: PC -

File Date: 4-30-24

Ward No.: W7

Nbhd. Assoc.: Chisholm Creek College Park NA

School District: OKC

Extg Zoning: R-1 / O-1

Overlay:

vacant

Present Use of Property

36,630 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):

Topmark Homes LLC

Name

P. O. Box 31631

Mailing Address

Edmond, OK 73003

City, State, Zip Code

Phone

Email

*tmassey*

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.

First American Title  
615 S. I-35 Service Rd.  
Moore, OK 73160

Return To:

Topmark Homes, LLC

4700 Spring Manor Ct.  
Edmond, OK 73025

2023091801120768 B: 15559 P: 1607

09/18/2023 03:51:29 PM Pgs: 2

Fee: \$20.00 Doc Stamp: \$195.00

Maressa Treat, County Clerk

Oklahoma County - State of Oklahoma



**WARRANTY DEED**  
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **195.00**

Filed/insured by: First American Title Insurance Company

File No.: **2829571-OK15 (MM)**

Tax ID#: **3681-13-076-9616**

That **NW 122ND & Robinson LLC**, an **Oklahoma limited liability company**, (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 **Topmark Homes, 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 One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), Block One Hundred seven (107), COLLEGE PARK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded Plat thereof.**

Property Address: **1-9/107 College Park, 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 **September 12, 2023**.

2829571

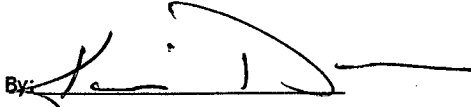
SH

2/20

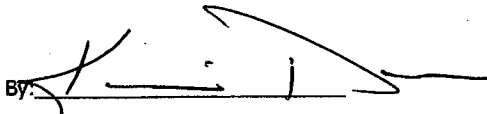
\$195.00

UNNO

NW 122ND & Robinson LLC, an Oklahoma  
limited liability company

By:   
Name: Kevin Dunn a/k/a Kevin L. Dunn  
Title: Manager/Member

By: Kevin L. Dunn Revocable Trust dated  
December 7, 2011, Manager/Member

By:   
Name: Kevin L. Dunn  
Title: Trustee

STATE OF Oklahoma }  
COUNTY OF Oklahoma } SS.

This instrument was acknowledged before me on ~~September 12, 2023~~, by Kevin L. Dunn as Trustee of  
Kevin L. Dunn Revocable Trust dated December 7, 2011, Manager/Member, on behalf of NW 122ND  
& Robinson LLC.

  
NOTARY PUBLIC

My Commission Expires 03/25/2027

Mail Tax Statements To:

~~Cash~~  
*SAME AS RETURN*

JOY HUGHES  
Notary Public, State of Oklahoma  
Commission # 19003044  
My Commission Expires 03-25-2027

***EXHIBIT A  
LEGAL DESCRIPTION  
200-212 NW 122<sup>ND</sup> STREET***

All of Lots 1 through 9 in Block 107, College Park Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**Topmark Homes LLC  
P. O. Box 31631  
Edmond, OK 73003**

April 17, 2024

City of Oklahoma City  
Planning Department  
Subdivision & Zoning Division  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

**RE: Letter of Authorization for Rezoning property located at ~~200~~-212 NW 122nd Street,  
Oklahoma City**

To Whom It May Concern:

As owner of the property described above, I hereby authorize Grubbs Consulting, LLC to act as agent on my behalf in the preparation, filing and representation of the rezoning application on said property before the Oklahoma City Planning Commission and City Council.

Respectfully,



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Reza Mohammadi, Manager  
Topmark Homes LLC



April 30, 2024

**To: Subdivision & Zoning  
9<sup>th</sup> Floor, 420 W. Main  
OKC  
(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 ~~200~~-212 NW 122<sup>nd</sup> Street**

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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 deed
  - 1 copy of ownership list with certification
- 

**Comments:** Please accept the attached rezoning application along with the supporting documents for placement on the June 13, 2024, 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 is also included along with the ownership list in Excel Format. Feel free to contact Mark Grubbs or me if you have any questions.

Thanks!

**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA                                 )  
  ) §:  
COUNTY OF OKLAHOMA                                 )

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:


Lots One (1) through Nine (9), in Block One Hundred Seven (107), of COLLEGE PARK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3 ), both inclusive.

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

Dated: April 23, 2024 at 7:30 AM

**First American Title Insurance Company**

By:   
Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2868299-OK99

OWNERSHIP REPORT  
ORDER 2868299-OK99

DATE PREPARED: APRIL 29, 2024  
EFFECTIVE DATE: APRIL 23, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3681	R130769616	TOPMARK HOMES LLC		4700 SPRING MANOR CT	EDMOND	OK	73025-9218	COLLEGE PARK ADD	107	000	COLLEGE PARK ADD 107 000 LOTS 1 THRU 9 (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
3662	R131250970	LM REAL ESTATE COMPANY LLC		PO BOX 22845	OKLAHOMA CITY	OK	73123	UNPLTD PT SEC 16 13N 3W	000	000	UNPLTD PT SEC 16 13N 3W 000 000 PT SE4 SEC 16 13N 3W BEING S341FT OF E420FT OF SE4	12321 N SANTA FE AVE OKLAHOMA CITY
3662	R131250925	GLOBE LIFE AND ACCIDENT	INSURANCE COMPANY C/O GEORGE MCELROY & ASSOC INC	1412 MAIN ST STE 1500	DALLAS	TX	75202	UNPLTD PT SEC 16 13N 3W	000	000	UNPLTD PT SEC 16 13N 3W 000 000 BEING S610FT OF W310FT OF E1290FT SE4 SEC 16 13N 3W	133 NW 122ND ST OKLAHOMA CITY
3662	R131250950	GLOBE LIFE AND ACCIDENT	INSURANCE COMPANY C/O GEORGE MCELROY & ASSOC INC	1412 MAIN ST STE 1500	DALLAS	TX	75202	UNPLTD PT SEC 16 13N 3W	000	000	UNPLTD PT SEC 16 13N 3W 000 000 PT SE4 SEC 16 13N 3W BEING S610FT OF W310FT OF E980FT SE4 SEC 16 13N 3W	133 NW 122ND ST OKLAHOMA CITY
3662	R131250960	LM REAL ESTATE COMPANY LLC		PO BOX 22845	OKLAHOMA CITY	OK	73123	UNPLTD PT SEC 16 13N 3W	000	000	UNPLTD PT SEC 16 13N 3W 000 000 PT SE4 SEC 16 13N 3W S610FT OF W250FT OF E670FT OF SE4	111 NW 122ND ST OKLAHOMA CITY
3681	R130769387	HUINAC CELIA HERNANDEZ		232 NW 121ST ST	OKLAHOMA CITY	OK	73114	COLLEGE PARK ADD	104	000	COLLEGE PARK ADD 104 000 LOTS 17 & 18	232 NW 121ST ST OKLAHOMA CITY
3681	R130769384	WALTON GEORGE M	THOMPSON DOROTHY M	228 NW 121ST ST	OKLAHOMA CITY	OK	73114-7205	COLLEGE PARK ADD	104	000	COLLEGE PARK ADD 104 000 LOTS 15 & 16	228 NW 121ST ST OKLAHOMA CITY
3681	R130769382	GRAHAM GEORGE LAMON		5708 BRANIFF DR	OKLAHOMA CITY	OK	73105-1626	COLLEGE PARK ADD	104	000	COLLEGE PARK ADD 104 000 LOTS 13 & 14	224 NW 121ST ST OKLAHOMA CITY
3681	R130769378	DIBBLE PROPERTIES LLC		PO BOX 14783	OKLAHOMA CITY	OK	73113	COLLEGE PARK ADD	104	000	COLLEGE PARK ADD 104 000 LOTS 11 & 12	220 NW 121ST ST OKLAHOMA CITY
3681	R130769374	ALD PROPERTIES LLC		3609 HUNTSMAN RD	EDMOND	OK	73003-3529	COLLEGE PARK ADD	104	000	COLLEGE PARK ADD 104 000 LOTS 9 & 10	216 NW 121ST ST OKLAHOMA CITY
3681	R130769370	EASLICK BETTY JOAN	WILLIAMS BRIDGETTE EASLICK	4540 MUSTANG RD	CHINO	CA	91710	COLLEGE PARK ADD	104	000	COLLEGE PARK ADD 104 000 LOTS 7 & 8	212 NW 121ST ST OKLAHOMA CITY



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3681	R130769362	INTERSEC LLC		4540 MUSTANG RD	CHINO	CA	91710- 1625	COLLEGE PARK ADD	104	000	COLLEGE PARK ADD 104 000 LOTS 5 & 6	208 NW 121ST ST OKLAHOMA CITY
3681	R130769360	R C MAY & ASSOCIATES LLC		1208 NW 122ND ST	OKLAHOMA CITY	OK	73114- 8023	COLLEGE PARK ADD	104	000	COLLEGE PARK ADD 104 000 LOTS 3 & 4	204 NW 121ST ST OKLAHOMA CITY
3681	R130769356	WASHINGTON NATHANIEL J		200 NW 121ST ST	OKLAHOMA CITY	OK	73114- 7205	COLLEGE PARK ADD	104	000	COLLEGE PARK ADD 104 000 LOTS 1 & 2	200 NW 121ST ST OKLAHOMA CITY
3681	R130769484	WASHINGTON NATHANIEL	WASHINGTON ALECIA	3225 LAVENDER LN	EDMOND	OK	73012	COLLEGE PARK ADD	105	000	COLLEGE PARK ADD BLK 105 LOT 000 LOTS 16 THRU 20	0 UNKNOWN OKLAHOMA CITY
3681	R130769475	RAMIREZ JOSE L & LETICIA		128 NW 121ST ST	OKLAHOMA CITY	OK	73114	COLLEGE PARK ADD	105	000	COLLEGE PARK ADD BLK 105 LOT 000 LOTS 14 & 15	128 NW 121ST ST OKLAHOMA CITY
3681	R130769550	AHREND PROPERTIES LLC		11356 E 51ST PL	TULSA	OK	74146	COLLEGE PARK ADD	106	000	COLLEGE PARK ADD 106 000 LOTS 12 THRU 21 & LOTS 24 THRU 35	122 NW 122ND ST OKLAHOMA CITY
3681	R130769562	PATRIOT CUSTOM HOMES LLC		2845 BROCE DR	NORMAN	OK	73072	COLLEGE PARK ADD	106	000	COLLEGE PARK ADD 106 000 LOTS 22 & 23 EX N17FT	136 NW 122ND ST OKLAHOMA CITY
3681	R130769666	STRATFORD EARLENE		241 NW 121ST ST	OKLAHOMA CITY	OK	73114- 7206	COLLEGE PARK ADD	107	000	COLLEGE PARK ADD 107 000 LOTS 27 & 28	241 NW 121ST ST OKLAHOMA CITY
3681	R130769672	WRIGHT BAILEY M PERKINS		239 NW 121ST ST	OKLAHOMA CITY	OK	73114	COLLEGE PARK ADD	107	000	COLLEGE PARK ADD 107 000 LOTS 29 & 30	239 NW 121ST ST OKLAHOMA CITY
3681	R130769678	SELECT SOLUTIONS LLC		820 W DANFORTH RD, Unit A7	EDMOND	OK	73003	COLLEGE PARK ADD	107	000	COLLEGE PARK ADD 107 000 LOTS 31 & 32	233 NW 121ST ST OKLAHOMA CITY
3681	R130769680	MAZELLA PROPERTIES LLC		141 YAWL CT	FOSTER CITY	CA	94404- 3105	COLLEGE PARK ADD	107	000	COLLEGE PARK ADD 107 000 LOTS 33 & 34	229 NW 121ST ST OKLAHOMA CITY
3681	R130769684	BROWN KRYSTIN		225 NW 121ST ST	OKLAHOMA CITY	OK	73114	COLLEGE PARK ADD	107	000	COLLEGE PARK ADD 107 000 LOTS 35 & 36	225 NW 121ST ST OKLAHOMA CITY
3681	R130769688	WYOMING BACKCOUNTRY LLC		2678 LEDGER WAY	PARK CITY	UT	84060	COLLEGE PARK ADD	107	000	COLLEGE PARK ADD 107 000 LOTS 37 & 38	221 NW 121ST ST OKLAHOMA CITY

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3681	R130769692	SELECT SOLUTIONS LLC		820 W DANFORTH RD, Unit A7	EDMOND	OK	73003	COLLEGE PARK ADD	107	000	COLLEGE PARK ADD 107 000 LOTS 39 & 40	217 NW 121ST ST OKLAHOMA CITY
3681	R130769696	TIMWAY COMPANY		PO BOX 11705	OKLAHOMA CITY	OK	73136-0705	COLLEGE PARK ADD	107	000	COLLEGE PARK ADD 107 000 LOTS 41 & 42	213 NW 121ST ST OKLAHOMA CITY
3681	R130769700	SUNRISE HOMES LLC		16307 SONOMA PARK DR STE 7	EDMOND	OK	73013	COLLEGE PARK ADD	107	000	COLLEGE PARK ADD 107 000 LOTS 43 & 44	209 NW 121ST ST OKLAHOMA CITY
3681	R130769704	FIELDS DEWON		3965 RENDON RD	FORT WORTH	TX	76140-9785	COLLEGE PARK ADD	107	000	COLLEGE PARK ADD 107 000 LOTS 45 & 46	205 NW 121ST ST OKLAHOMA CITY
3681	R130769708	REVEN HOUSING FUNDING 2 LLC		PO BOX 19201	JACKSONVILLE	FL	32245-9201	COLLEGE PARK ADD	107	000	COLLEGE PARK ADD 107 000 LOTS 47 & 48	201 NW 121ST ST OKLAHOMA CITY
3681	R130769658	HOMESTEAD BUILDS LLC		1224 S KELLY	EDMOND	OK	73003	COLLEGE PARK ADD	107	000	COLLEGE PARK ADD 107 000 LOTS 22 23 & 24	0 UNKNOWN OKLAHOMA CITY
3681	R130769652	HOMESTEAD BUILDS LLC		1224 S KELLY	EDMOND	OK	73003	COLLEGE PARK ADD	107	000	COLLEGE PARK ADD 107 000 LOTS 19 20 & 21	0 UNKNOWN OKLAHOMA CITY
3681	R130769646	HOMESTEAD BUILDS LLC		1224 S KELLY	EDMOND	OK	73003	COLLEGE PARK ADD	107	000	COLLEGE PARK ADD 107 000 LOTS 16 17 & 18	0 UNKNOWN OKLAHOMA CITY
3681	R130769640	HOMESTEAD BUILDS LLC		1224 S KELLY	EDMOND	OK	73003	COLLEGE PARK ADD	107	000	COLLEGE PARK ADD 107 000 LOTS 13 14 & 15	0 UNKNOWN OKLAHOMA CITY
3681	R130769634	HOMESTEAD BUILDS LLC		1224 S KELLY	EDMOND	OK	73003	COLLEGE PARK ADD	107	000	COLLEGE PARK ADD 107 000 LOTS 10 THRU 12	0 UNKNOWN OKLAHOMA CITY