



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 SPUD ReZONING

Simplified Planned Unit Development District
Ana L. Torres Solis - 1715 NW 2nd Street
 Project Name

1715 NW 2nd Street, Oklahoma City, Oklahoma 73106
 Address / Location of Property (Provide County name & parcel no. if unknown)

Construct a second dwelling for family and family business / R-2 Medium-Low Density Residential District
 Summary Purpose Statement / Proposed Development

Staff Use Only:	
Case No.:	SPUD 1545
File Date:	15JUN'23
Ward No.:	6
Nbhd. Assoc.:	---
School District:	OKC
Extg Zoning:	R-2
Overlay:	---

15,000 Square Feet
 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.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ 9.) A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

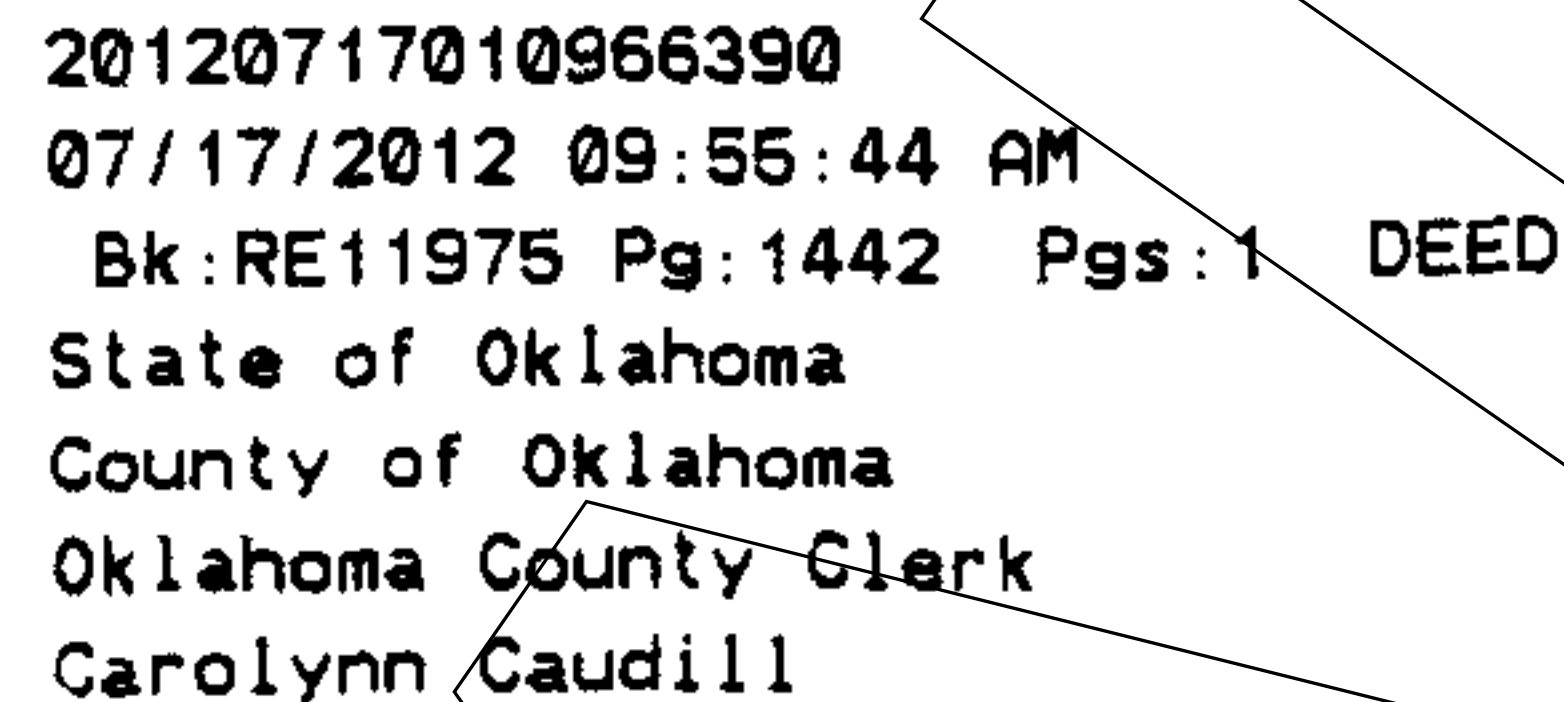
Property Owner Information (if other than Applicant):

Ana L. Torres Solis
 Name
1515 NW 2nd Street
 Mailing Address
Oklahoma City, Oklahoma 73106
 City, State, Zip Code
(405) 209-1340
 Phone
newgenconcreteconstruction@gmail.com
 Email


 Signature of Applicant
Allen Engineering Service, Inc.
 Applicant's Name (please print)
1601 SW 89th Street, Suite C-200
 Applicant's Mailing Address
Oklahoma City, Oklahoma 73159
 City, State, Zip Code
(405) 840-9901
 Phone
callen@aeswins.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.

W



20120717010966390
07/17/2012 09:55:44 AM
Bk:RE11975 Pg:1442 Pgs:1 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

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the following described
OKLAHOMA, together with
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in Block 06, in CARL
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to Oklahoma City, O
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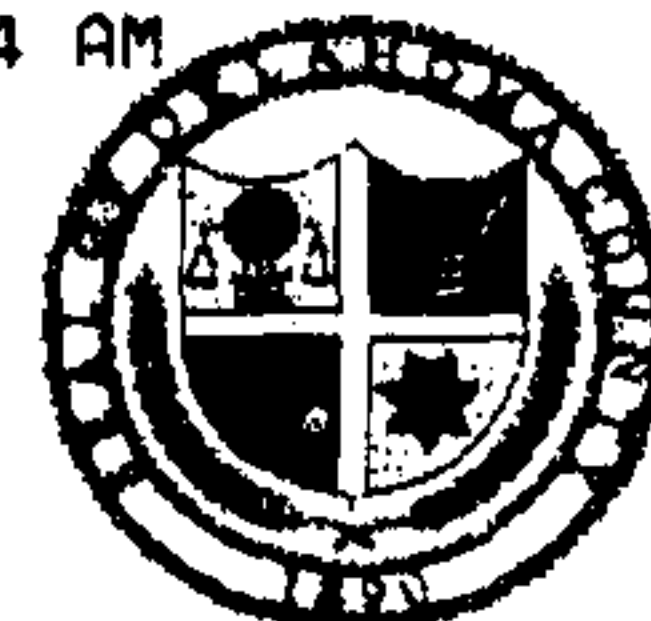
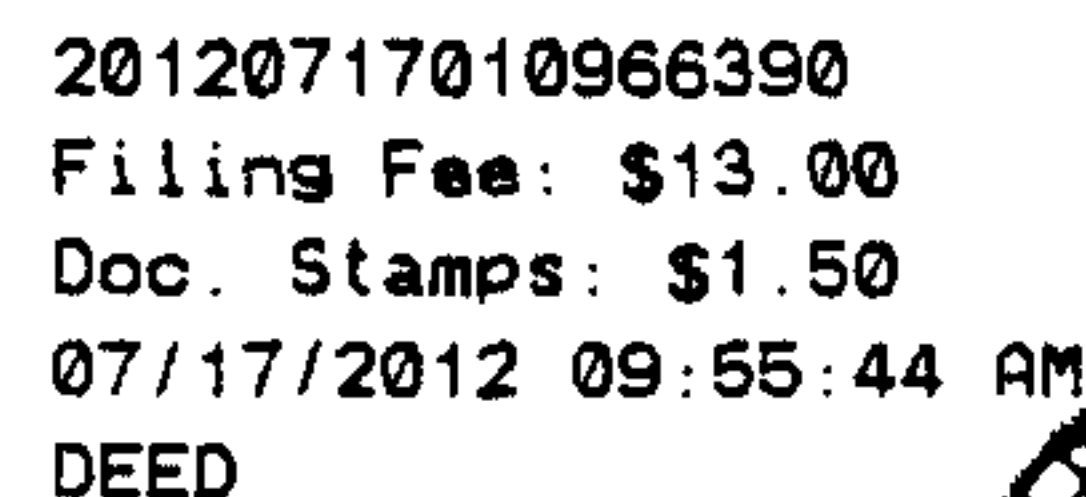
DATE: 7-17-12

[Signature]

[illegible]

GIVEN under my hand and official seal this 17TH day of JULY, 2012.

GIVEN under my hand and official seal this



(ORDER BY NUMBER)

JOINT TENANCY
QUIT CLAIM DEED
(INDIVIDUAL FORM)



20160520010727170
05/20/2016 01:52:06 PM
Bk:RE13126 Pg:293 Pgs:1 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

THIS INDENTURE, Made this 20 day of MAY, A. D. 2016
between JOHN COMPTON

_____ of the first part,
and ELIZABETH TORRES SOLIS (SINGLE) AND/OR

ANAL TORRES SOLIS (SINGLE) as joint tenants
and not as tenants in common, with full rights of survivorship, the whole estate
to vest in the survivor in the event of the death of either, of the second part,

Witnesseth, that said part IES of the first part, in consideration of the sum of

TWENTY THOUSAND DOLLARS

to THEM in hand paid, the receipt of which is hereby acknowledged, do ES hereby quitclaim, grant, bargain,
sell and convey unto the said part IES of the second part all THEIR right, title, interest, estate, and every
claim and demand, both at law and in equity, in and to all the following described property situate in

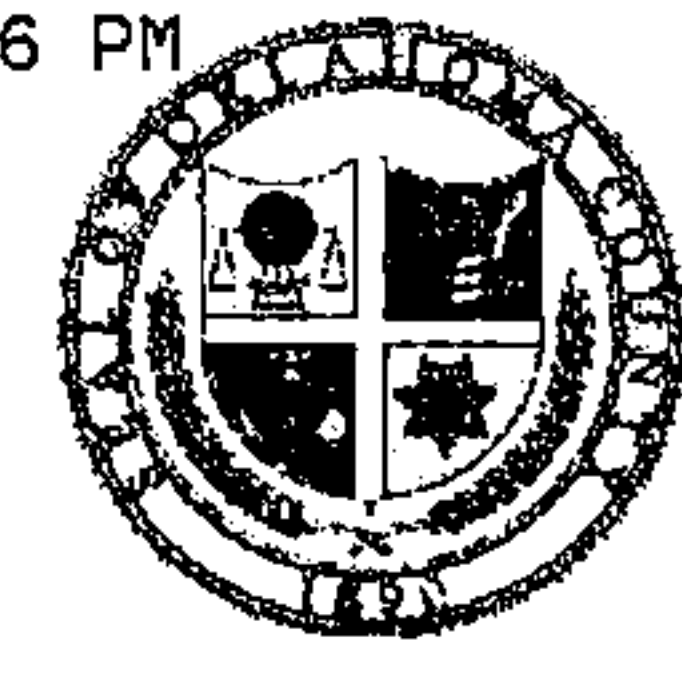
OKLAHOMA County, State of OKLAHOMA, to-wit:

LOTS THIRTY-NINE (39), AND FORTY (40), OF
BLOCK SIX (6), IN CARLE AND COLCORD'S ADDITION
TO OKLAHOMA CITY, OKLAHOMA COUNTY,

ACCORDING TO THE PLAT RECORDED IN
BOOK 3 PAGE 35

1715 N.W. 2ND
OKLAHOMA CITY

20160520010727170
Filing Fee: \$13.00
Doc. Stamps: \$30.00
05/20/2016 01:52:06 PM
DEED



together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said parties of the second part as joint tenants, and
to the heirs and assigns of the survivor forever, so that neither the said part _____ of the first part or any person
in _____ name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any
part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said part _____ of the first part ha _____ hereunto set _____ hand
the day and year first above written. 5-19-16

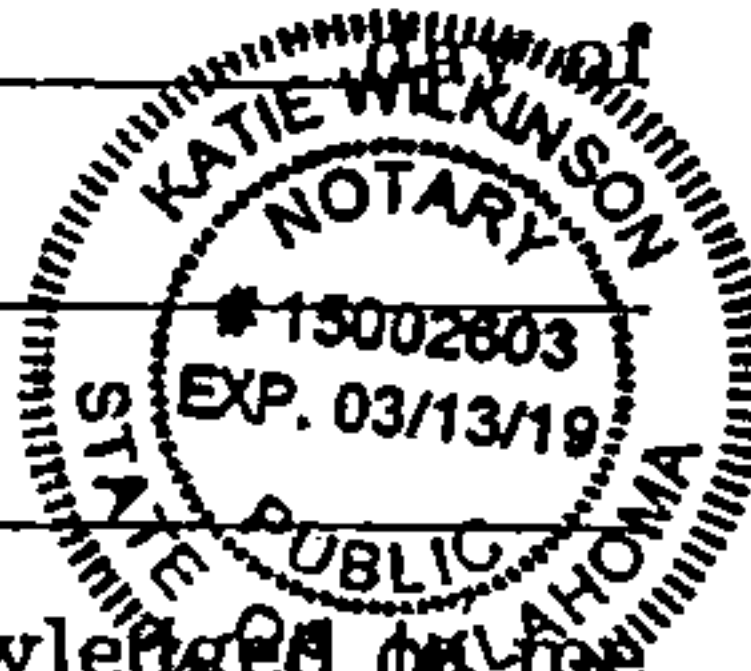
John Compton

ELIZABETH TORRES SOLIS
ANA L. TORRES SOLIS
1515 NW 2ND ST
OKC, OK 73106

STATE OF OKLAHOMA }
COUNTY OF Cleveland } SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this 19th
May, 2016, personally appeared John Compton



to me known to be the identical person— who executed the within and foregoing instrument and acknowledged on the
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.

My commission expires 3-13-19 Katie Wilkinson Notary Public.

Exhibit "A"
Legal Description

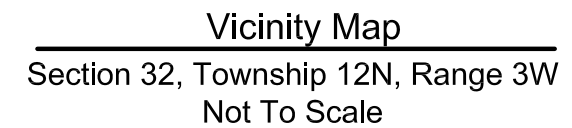
SPUD-_____
1715 NW 2nd Street

Quit Claim Deed ~ Book 13126, Page 293

Lots Thirty-nine (39), and Forty (40), of Block Six (6), in CARLE AND COLCORD'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 3, Page 35.

Quit Claim Deed ~ Book 11975, Page 1442

Lot Forty-one (41), and lot Forty-two (42), in Block 06, CALRE & COLCORD ADDITION to Oklahoma City, Oklahoma County.

[illegible]

Quit Claim Deed ~ Book 13126, Page 293

Quit Claim Deed ~ Book 11975, Page 1442

Lot Forty-one (41), and lot Forty-two (42), in Block 06, CALRE & COLCORD ADDITION to Oklahoma City, Oklahoma County.



*Elizabeth Torres Solis
Ana L. Torres Solis
1515 NW 2nd Street
Oklahoma City, Oklahoma 73106
(405) 209-1340*

June 14, 2023

Mr. Curtis Liggins
City of Oklahoma City
Development Services
420 West Main Street, Suite 910
Oklahoma City, Oklahoma 73102

**Re: 1715 NW 2nd Street
Oklahoma City, Oklahoma 73106
Carle & Colcord, Block 6, Lots 39-42**

Dear Mr. Liggins:

This letter is to notify you that I authorize Mr. Charles Allen with Allen Engineering Services, Inc. to submit for a rezoning of the property referenced above on my behalf.

Please feel free to call me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Ana L. Torres Solis". The signature is fluid and cursive, with the first name "Ana" being the most prominent.

Ana L. Torres Solis

*Elizabeth Torres Solis
Ana L. Torres Solis
1515 NW 2nd Street
Oklahoma City, Oklahoma 73106
(405) 209-1340*

August 3, 2023

Mr. Thad Johnson
City of Oklahoma City
Development Services
420 West Main Street, Suite 910
Oklahoma City, Oklahoma 73102

**Re: 1715 NW 2nd Street
Oklahoma City, Oklahoma 73106
Carle & Colcord, Block 6, Lots 39-42**

Dear Mr. Johnson:

This letter is to notify you that I authorize Mr. Charles Allen with Allen Engineering Services, Inc. to submit for a rezoning of the property referenced above on my behalf.

Please feel free to call me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Torres Solis", followed by a period.

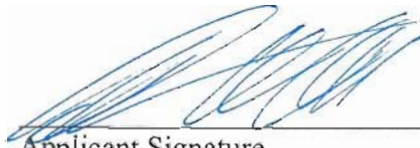
Elizabeth Torres Solis

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 14th day of June, 20 23



Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 14th day of June, 20 23.

My Commission Expires:

03/06/27



Notary Public

Commission # 23003194



Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R014802520 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.**

STATE OF OKLAHOMA } ss:
COUNTY OF OKLA. }

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 ft. Radius Report

filed in the office of the County Assessor
on the 14th day of June, 2023

Given under my hand and official seal this
14th day of June, 2023

J. Hamby County Assessor
Deputy

Oklahoma County Assessor's
300ft Radius Report
6/14/2023

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R014806360	HONOMICHL KANDY D		5901 REGIS CT	EDMOND	OK	73034	CARLE & COLCORD ADDITION	011	000	CARLE & COLCORD ADDITION 011 000 LOTS 47 & 48	1701 NW 1ST ST OKLAHOMA CITY
R014806330	HONOMICHL KANDY D		5901 REGIS CT	EDMOND	OK	73034	CARLE & COLCORD ADDITION	011	000	CARLE & COLCORD ADDITION 011 000 LOTS 45 & 46	1705 NW 1ST ST OKLAHOMA CITY
R014806300	HONOMICHL KANDY D		5901 REGIS CT	EDMOND	OK	73034	CARLE & COLCORD ADDITION	011	000	CARLE & COLCORD ADDITION 011 000 LOTS 43 & 44	1709 NW 1ST ST OKLAHOMA CITY
R014806270	1715 NW 1 LLC		6915 N CLASSEN BLVD STE C	OKLAHOMA CITY	OK	73116- 7209	CARLE & COLCORD ADDITION	011	000	CARLE & COLCORD ADDITION 011 000 LOTS 41 & 42	1715 NW 1ST ST OKLAHOMA CITY
R014806240	SAKURA PROPERTIES LLC		PO BOX 36012	OKLAHOMA CITY	OK	73136- 2012	CARLE & COLCORD ADDITION	011	000	CARLE & COLCORD ADDITION 011 000 LOTS 39 & 40	1717 NW 1ST ST OKLAHOMA CITY
R014806180	SAKURA PROPERTIES LLC		PO BOX 36012	OKLAHOMA CITY	OK	73136- 2012	CARLE & COLCORD ADDITION	011	000	CARLE & COLCORD ADDITION 011 000 LOTS 37 & 38	1721 NW 1ST ST OKLAHOMA CITY
R014806120	CORONA PROPERTIES LLC		1725 NW 1ST ST	OKLAHOMA CITY	OK	73106	CARLE & COLCORD ADDITION	011	000	CARLE & COLCORD ADDITION 011 000 LOTS 33 THRU 36	1725 NW 1ST ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
6/14/2023

R014806090	SALAS SALVADOR & MARIA		1735 NW 1ST ST	OKLAHOMA CITY	OK	73106	CARLE & COLCORD ADDITION	011	000	CARLE & COLCORD ADDITION 011 000 LOTS 31 & 32	1735 NW 1ST ST OKLAHOMA CITY
R014805260	M & T REAL PROPERTIES LLC		316 E ACACIA AVE	EL SEGUNDO	CA	90245	CARLE & COLCORD ADDITION	010	000	CARLE & COLCORD ADDITION BLK 010 LOT 000 LOTS 19 THRU 24	1648 NW 2ND ST OKLAHOMA CITY
R014805670	GREENOAK LLC		2227 EXCHANGE AVE	OKLAHOMA CITY	OK	73108- 2627	CARLE & COLCORD ADDITION	011	000	CARLE & COLCORD ADDITION 011 000 LOTS 1 & 2	1702 NW 2ND ST OKLAHOMA CITY
R014805700	ZAMACONA PAULINA	JIMENEZ RUFINO	1704 NW 2ND ST	OKLAHOMA CITY	OK	73106- 2824	CARLE & COLCORD ADDITION	011	000	CARLE & COLCORD ADDITION 011 000 LOTS 3 & 4	1704 NW 2ND ST OKLAHOMA CITY
R014805730	CERVANTES ALMA & ALEJANDRO		1714 NW 2ND ST	OKLAHOMA CITY	OK	73106	CARLE & COLCORD ADDITION	011	000	CARLE & COLCORD ADDITION 011 000 LOTS 5 & 6	1710 NW 2ND ST OKLAHOMA CITY
R014805760	CERVANTES ANGELINA MARTINEZ DE	ONTIVER OS ALEJANDR O CERVANT ES	1714 NW 2ND ST	OKLAHOMA CITY	OK	73106	CARLE & COLCORD ADDITION	011	000	CARLE & COLCORD ADDITION 011 000 LOTS 7 & 8	1714 NW 2ND ST OKLAHOMA CITY
R014805790	LARA MARTIN	LARA VIRGINIA	3913 SE 11TH ST	DEL CITY	OK	73115	CARLE & COLCORD ADDITION	011	000	CARLE & COLCORD ADDITION 011 000 LOTS 9 & 10	1716 NW 2ND ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
6/14/2023

R014805820	CORRAL OMAR ATAYDE		1720 NW 2ND ST	OKLAHOMA CITY	OK	73106-2824	CARLE & COLCORD ADDITION	011	000	CARLE & COLCORD ADDITION 011 000 LOTS 11 & 12	1720 NW 2ND ST OKLAHOMA CITY
R014805850	LUGO MARCELINO	LUGO LAURA	1726 NW 2ND ST	OKLAHOMA CITY	OK	73106-2824	CARLE & COLCORD ADDITION	011	000	CARLE & COLCORD ADDITION 011 000 LOTS 13 & 14	1724 NW 2ND ST OKLAHOMA CITY
R014805880	NIKO INVESTMENTS LLC		16757 LITTLE LEAF CT	EDMOND	OK	73012	CARLE & COLCORD ADDITION	011	000	CARLE & COLCORD ADDITION 011 000 LOTS 15 & 16	1728 NW 2ND ST OKLAHOMA CITY
R014805910	BLOCKS INVESTMENTS LLC		PO BOX 75793	OKLAHOMA CITY	OK	73147-0793	CARLE & COLCORD ADDITION	011	000	CARLE & COLCORD ADDITION 011 000 LOTS 17 & 18	1732 NW 2ND ST OKLAHOMA CITY
R014805940	ADKINS TIMMY W & LINDSAY L		4602 N WHEELER AVE	BETHANY	OK	73008-2863	CARLE & COLCORD ADDITION	011	000	CARLE & COLCORD ADDITION 011 000 LOTS 19 & 20	1736 NW 2ND ST OKLAHOMA CITY
R014805970	MCLAUGHLIN LAVINA & HERSCHEL TRS	MCLAUGH LIN LAVENA LIVING TRUST	300 N VIRGINIA AVE	OKLAHOMA CITY	OK	73106-2822	CARLE & COLCORD ADDITION	011	000	CARLE & COLCORD ADDITION 011 000 LOTS 21 & 22	1740 NW 2ND ST OKLAHOMA CITY
R014803210	PRUEGERT BILL & DEDRA		1637 NW 2ND ST	OKLAHOMA CITY	OK	73106-2805	CARLE & COLCORD ADDITION	007	000	CARLE & COLCORD ADDITION 007 000 LOTS 25 THRU 32	1637 NW 2ND ST OKLAHOMA CITY

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300ft Radius Report
6/14/2023

R014802640	ARANDA PAULINO HERNANDEZ		1632 NW 4TH ST	OKLAHOMA CITY	OK	73106- 2604	CARLE & COLCORD ADDITION	006	000	CARLE & COLCORD ADDITION 006 000 LOTS 47 & 48	1701 NW 2ND ST OKLAHOMA CITY
R014802610	HERNANDEZ JOSE & MARIA		1705 NW 2ND ST	OKLAHOMA CITY	OK	73106- 2825	CARLE & COLCORD ADDITION	006	000	CARLE & COLCORD ADDITION 006 000 LOTS 45 & 46	1705 NW 2ND ST OKLAHOMA CITY
R014802580	HERNANDEZ MARIA GUADALUPE		1705 NW 2ND ST	OKLAHOMA CITY	OK	73106- 2825	CARLE & COLCORD ADDITION	006	000	CARLE & COLCORD ADDITION 006 000 LOTS 43 & 44	1709 NW 2ND ST OKLAHOMA CITY
R014802520	SOLIS ELIZABETH TORRES	SOLIS ANA L TORRES	1515 NW 2ND ST	OKLAHOMA CITY	OK	73106- 2803	CARLE & COLCORD ADDITION	006	000	CARLE & COLCORD ADDITION 006 000 LOTS 39 THRU 42	1715 NW 2ND ST OKLAHOMA CITY
R014802490	MOLINA PIEDAD PENA	PENA LORENZO MOLINA	1717 NW 2ND ST	OKLAHOMA CITY	OK	73106	CARLE & COLCORD ADDITION	006	000	CARLE & COLCORD ADDITION 006 000 LOTS 37 & 38	1717 NW 2ND ST OKLAHOMA CITY
R014802460	TORRES SOLIS ELIZABETH		1719 NW 2ND ST	OKLAHOMA CITY	OK	73106- 2825	CARLE & COLCORD ADDITION	006	000	CARLE & COLCORD ADDITION 006 000 LOTS 33 THUR 36	1719 NW 2ND ST OKLAHOMA CITY
R014802340	MCLAUGHLIN LAVENA & HERSCHEL TRS ETAL	MCLAUGH LIN LAVENA LIVING TRUST	300 N VIRGINIA AVE	OKLAHOMA CITY	OK	73106- 2822	CARLE & COLCORD ADDITION	006	000	CARLE & COLCORD ADDITION 006 000 ALL LOTS 27 THRU 30	300 N VIRGINIA AVE OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
6/14/2023

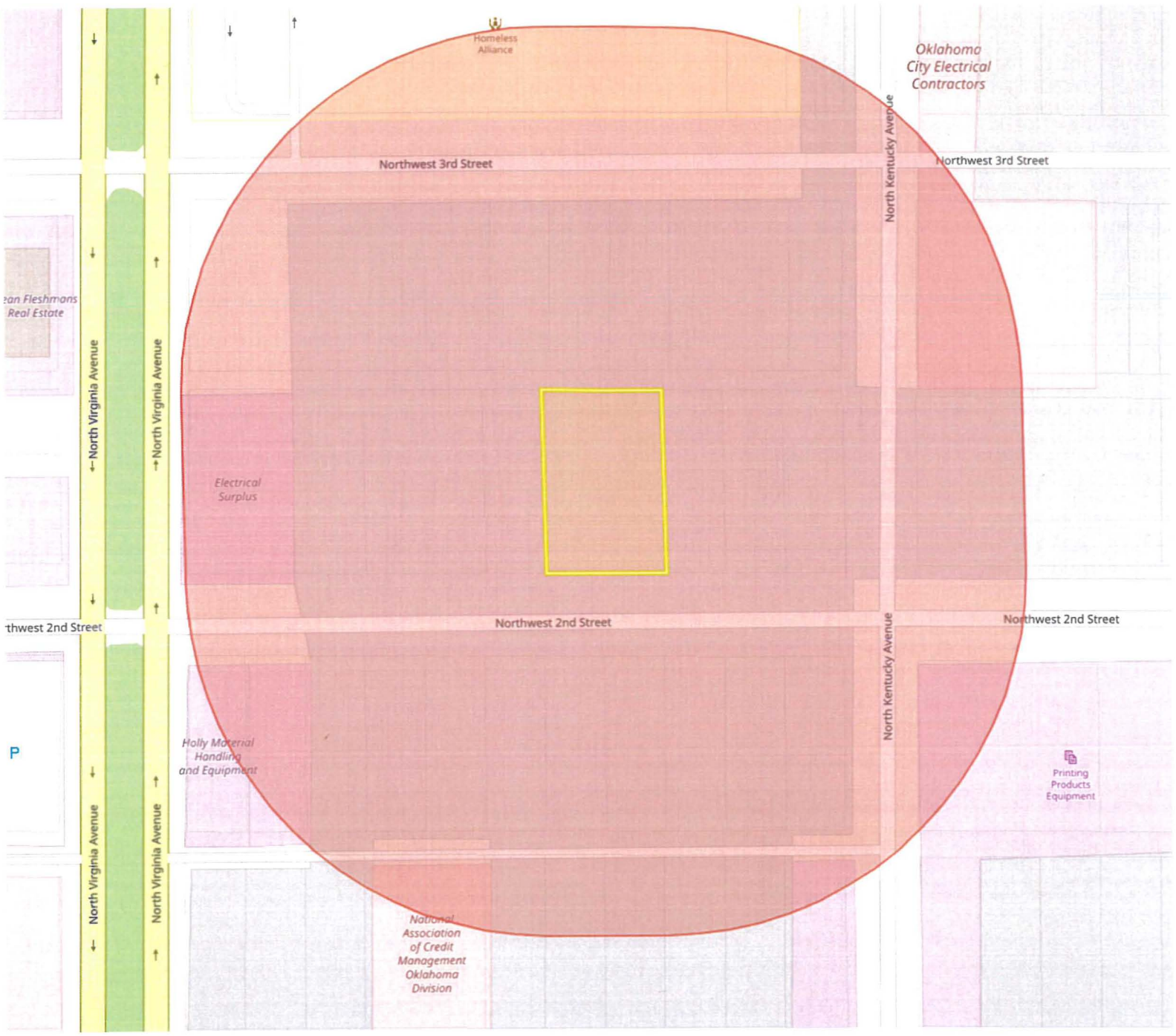
R014802040	SOLF KAREN K		321 N KENTUCKY AVE	OKLAHOMA CITY	OK	73106-2836	CARLE & COLCORD ADDITION	006	000	CARLE & COLCORD ADDITION 006 000 LOTS 1 & 2	321 N KENTUCKY AVE OKLAHOMA CITY
R014803090	DEGEARE HOLDINGS LLC		3333 PAINTED DESERT DR	EDMOND	OK	73034	CARLE & COLCORD ADDITION	007	000	CARLE & COLCORD ADDITION 007 000 W20FT LOT 19 & ALL LOTS 20 THRU 24	1644 NW 3RD ST OKLAHOMA CITY
R014802100	WHITAKER DENNIS & JOY		1708 NW 3RD ST	OKLAHOMA CITY	OK	73106-2811	CARLE & COLCORD ADDITION	006	000	CARLE & COLCORD ADDITION 006 000 LOTS 3 THRU 6	1708 NW 3RD ST OKLAHOMA CITY
R014802130	WHITAKER DENNIS E & JOY M		1708 NW 3RD ST	OKLAHOMA CITY	OK	73106-2811	CARLE & COLCORD ADDITION	006	000	CARLE & COLCORD ADDITION 006 000 LOTS 7 & 8	1712 NW 3RD ST OKLAHOMA CITY
R014802150	INVESTORS FUND LLC		PO BOX 12104	OGDEN	UT	84412	CARLE & COLCORD ADDITION	006	000	CARLE & COLCORD ADDITION 006 000 LOTS 9 & 10	1716 NW 3RD ST OKLAHOMA CITY
R014802160	INVESTORS FUND LLC		PO BOX 12104	OGDEN	UT	84412	CARLE & COLCORD ADDITION	006	000	CARLE & COLCORD ADDITION 006 000 LOTS 11 & 12	1720 NW 3RD ST OKLAHOMA CITY

Oklahoma County Assessor's
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R014802190	INVESTORS FUND LLC		PO BOX 12104	OGDEN	UT	84412	CARLE & COLCORD ADDITION	006	000	CARLE & COLCORD ADDITION 006 000 LOTS 13 THRU 16	1724 NW 3RD ST OKLAHOMA CITY
R014802250	THIRD & VIRGINIA LLC		1740 NW 3RD ST	OKLAHOMA CITY	OK	73106	CARLE & COLCORD ADDITION	006	000	CARLE & COLCORD ADDITION BLK 006 LOT 000 LOTS 17 THRU 22	1740 NW 3RD ST OKLAHOMA CITY
R017042640	THE HOMELESS ALLIANCE INC		1724 NW 4TH ST	OKLAHOMA CITY	OK	73106- 2609	BELL VERN SECOND ADD	000	000	BELL VERN SECOND ADD 000 000 LOTS 6 THRU 22 BLK 3 BELL VERN SECOND ADDN & LOTS 5 THRU 22 BLK 3 CARLE & COLCORD ADDN	1729 NW 3RD ST OKLAHOMA CITY
R017042645	THE HOMELESS ALLIANCE INC		1724 NW 4TH ST	OKLAHOMA CITY	OK	73106- 2609	BELL VERN SECOND ADD	000	000	BELL VERN SECOND ADD 000 000 LOTS 1 THRU 5 BLK 3 BELL VERN SECOND ADDN & LOTS 3 & 4 BLK 3 CARLE & COLCORD ADDN	1704 NW 4TH ST OKLAHOMA CITY

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R014800810	DOONKEEN EULA MAE		4816 NW 74TH ST	OKLAHOMA CITY	OK	73132-5311	CARLE & COLCORD ADDITION	003	000	CARLE & COLCORD ADDITION 003 000 LOTS 1 & 2	0 UNKNOWN OKLAHOMA CITY
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SPUD-_____ MASTER DESIGN STATEMENT

THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT

FOR

1715 NW 2nd Street
Oklahoma City, Oklahoma 73106

June 14, 2023

PREPARED BY:

Mr. Charles W. Allen
Allen Engineering Services, Inc.
1601 SW 89th Street, Suite C-200
Oklahoma City, Oklahoma 73159
Tel: (405) 840-9901
Fax: (405) 681-4881
E-mail: callen@aeswins.com

FOR:

Ms. Ana L. Torres Solis
1515 NW 2nd Street
Oklahoma City, Oklahoma 73106
Tel: (405) 209-1340

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Simplified Planned Unit Development, provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2010, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections I through III shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

This site will be developed in accordance with the regulation of the **R-2, Medium-low Density Residential District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. The following use(s) will be the only use(s) permitted on this site:
Single-Family Residential (8200-14), and
Administrative & Professional Office (8300.1).
2. Maximum Lot Coverage: 65%.
3. Maximum Building Height: 35 Feet and three stories.

4. Building Setback Lines:
25' Front (17.6' For Existing House),
0' Rear (10' from Centerline of Vacated 20' Alley), and
5' Side.
5. Open Space: A minimum of twenty percent (20%) open space shall be provided in this SPUD.
6. Sight-proof Screening: Existing six-foot wood stockade fence shall be deemed to satisfy the requirements for this SPUD.
- a. Landscaping: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. A 5-foot landscaped buffer shall be included on the West boundary abutting Residential.
7. Signs:
Freestanding accessory signs or pole signs shall not be permitted in this SPUD.
Electronic Message Display signs shall not be permitted in this SPUD.
Attached signs will be in accordance with the base zoning district regulations.
Non-accessory Signs shall not be permitted in this SPUD.
8. Access: Access to the property is from NW 2nd Street.
9. Sidewalks: Existing sidewalks shall be deemed to satisfy the requirements for this SPUD.

II. Other Development Regulations:

1. Architecture: Exterior building wall finish of buildings, exclusive of windows and doors, shall consist of a minimum 80% brick veneer, split face block, rock or stone masonry. EIFS, stucco, wood, or concrete-board shall be permitted. Exposed metal or exposed concrete block finish buildings shall not be permitted.
2. Street Improvements: Existing, not applicable.
3. Other:

Lighting: The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2010, as amended.

Dumpsters: Residential trash collection will be utilized to serve this site.

Parking: This SPUD shall provide shared parking between the two homes. The proposed new single-family residence lower level will have indoor garage space for six vehicles. The six garage parking spaces shall be deemed to satisfy the required parking for all uses within this SPUD.

Common Areas: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown.

III. Supporting Documents

Exhibit A:	Legal Description
Exhibit B:	Master Development Plan
Exhibit C:	Floor Plans and Elevations

Exhibit "A"
Legal Description

SPUD-_____
1715 NW 2nd Street

Quit Claim Deed ~ Book 13126, Page 293

Lots Thirty-nine (39), and Forty (40), of Block Six (6), in CARLE AND COLCORD'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 3, Page 35.

Quit Claim Deed ~ Book 11975, Page 1442

Lot Forty-one (41), and lot Forty-two (42), in Block 06, CALRE & COLCORD ADDITION to Oklahoma City, Oklahoma County.

The map shows a square section divided into four quadrants by a vertical line and a horizontal line. The top-left quadrant is labeled "N.W. 1/4", the top-right "N.E. 1/4", the bottom-left "S.W. 1/4", and the bottom-right "S.E. 1/4". A circle with the number "32" is located at the center of the section. The horizontal line is labeled "NW 10th Street" at the top and "W. Reno Avenue" at the bottom. The vertical line is labeled "N. Pennsylvania Avenue" on the left and "N. Western Avenue" on the right. In the S.W. 1/4 quadrant, there is a small shaded rectangle representing the "Subject Property". An arrow points from the text "Subject Property" to this rectangle.

Lot Forty-one (41), and lot Forty-two (42), in Block 06, CALRE & COLCORD ADDITION to Oklahoma City, Oklahoma County.

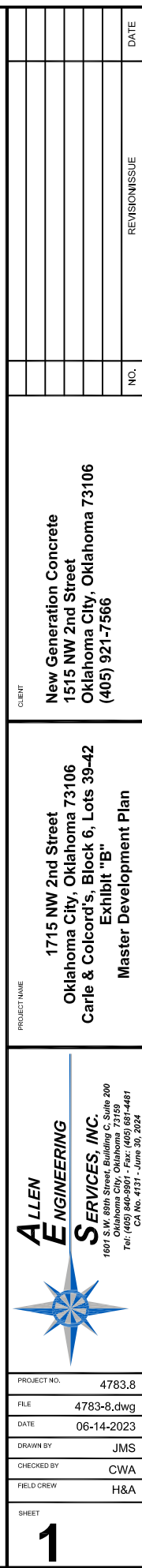
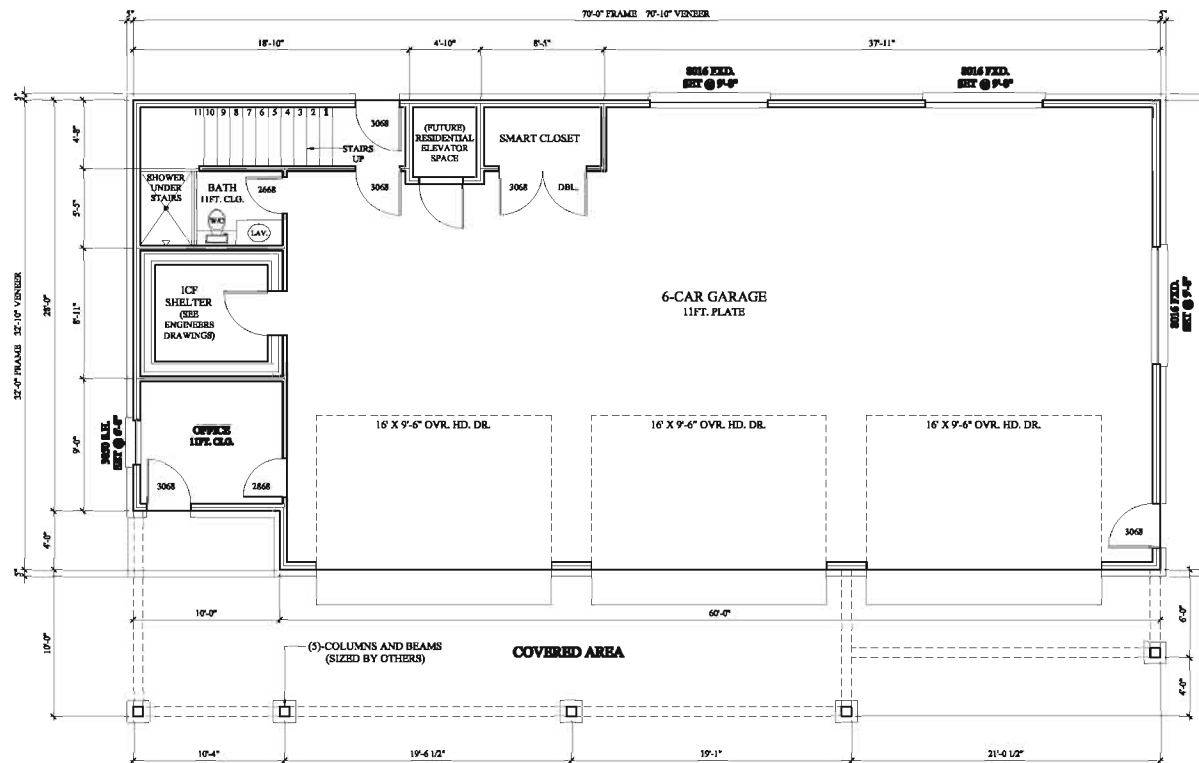


Exhibit C: Floor Plans



GENERAL NOTES:

1. ALL EXTERIOR WALLS ARE TO BE 2"X 6"

TOTAL VENEER	TOTAL FRAME
3620	3561
1ST FLOOR	2ND FLOOR
FRAME	FRAME
330	2311
3RD FLOOR	
FRAME	
920	
GARAGE	CONCRETE
FRAME	BALCONY
1870	476

NOTES TO BE OBSERVED BY THE CONTRACTOR:

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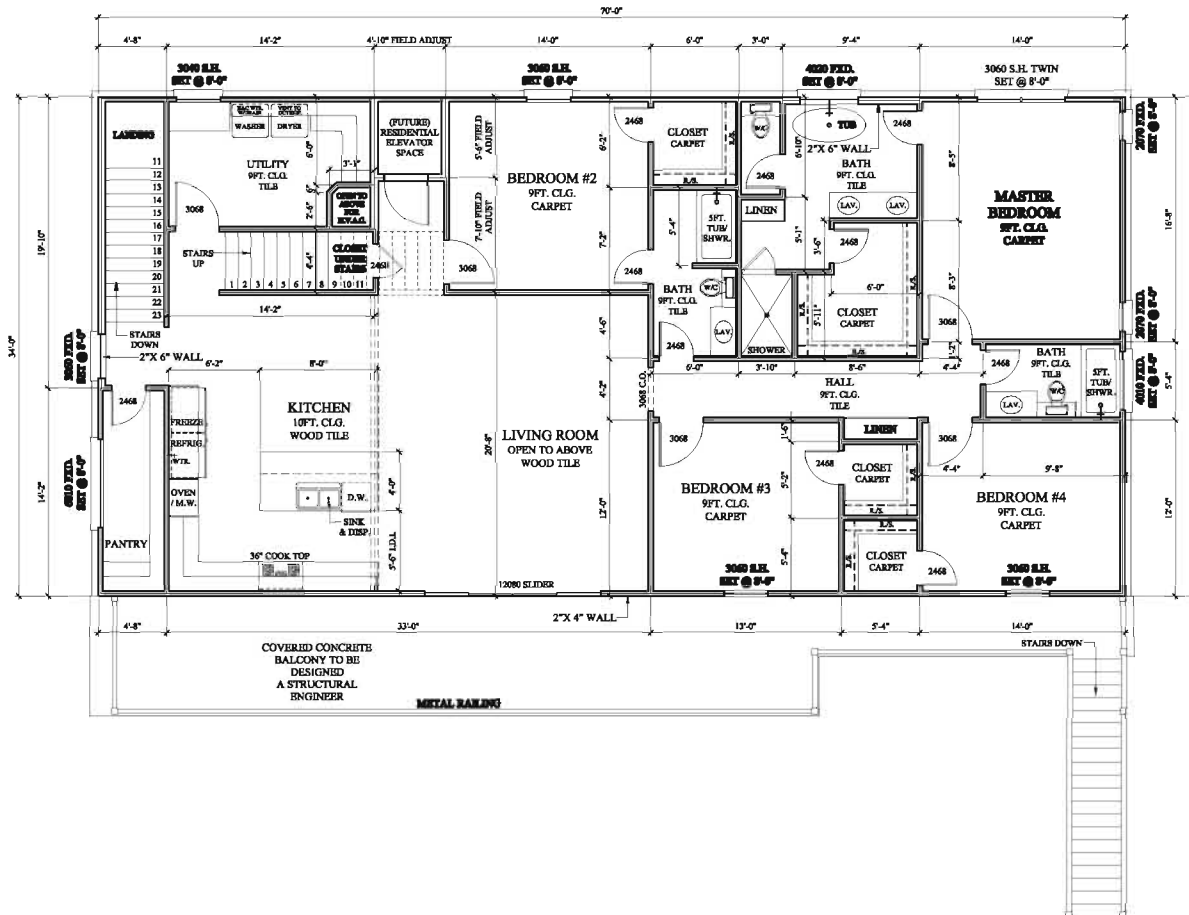
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NOTES TO BE OBSERVED BY THE CONTRACTOR:

Garcia Residence

1ST LEVEL
SCALE: 1/4"=1'-0"

Exhibit C: Floor Plans



TOTAL VENEER	TOTAL FRAME
3620	3561
1ST FLOOR	2ND FLOOR
FRAME	FRAME
330	2311
3RD FLOOR	
FRAME	
920	
GARAGE	CONCRETE
FRAME	BALCONY
1870	476

NOTES TO ARCHITECT AND ENGINEER:
1. THIS FLOOR PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND ENGINEER.
2. THE ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR FOR THE RESULTS OF ANY ANALYSIS OR DESIGN BASED ON SUCH INFORMATION.
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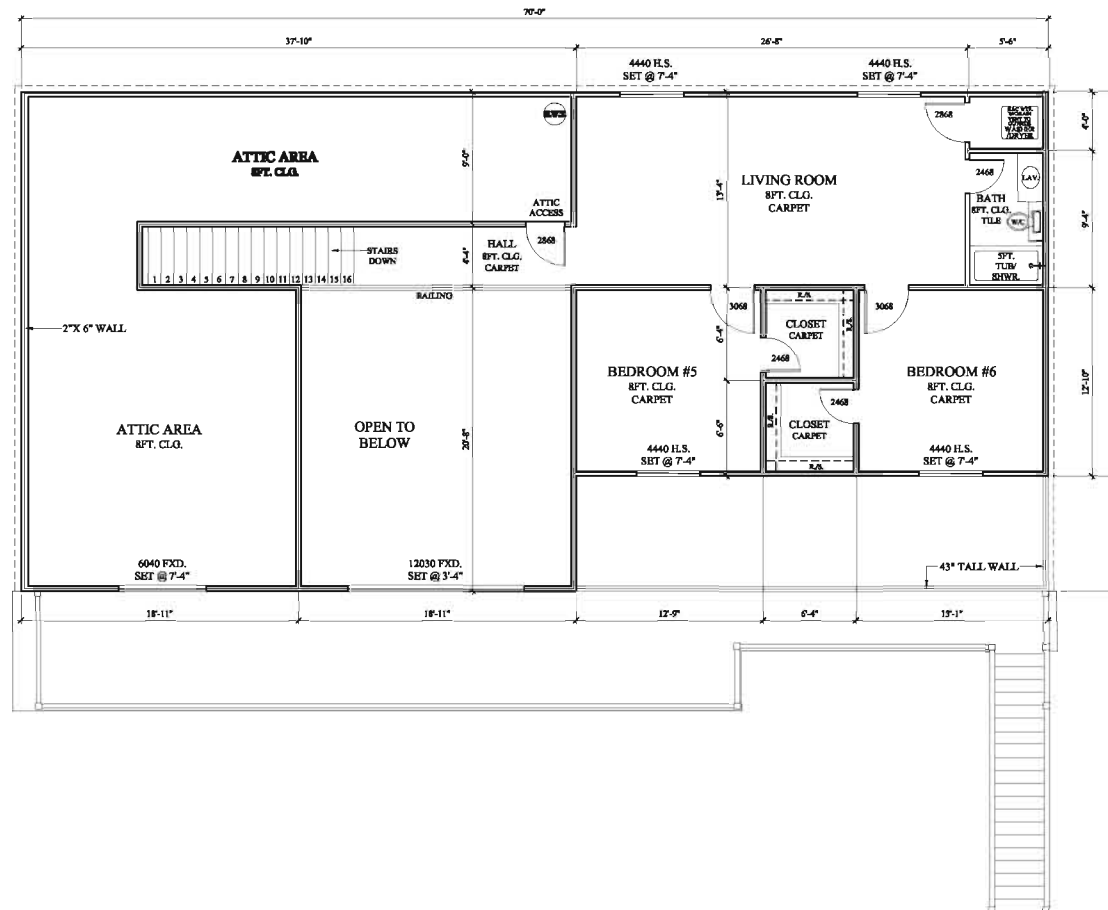


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Garcia Residence

2ND LEVEL
SCALE: 1/4"=1'-0"

Exhibit C: Floor Plans



TOTAL VENEER	TOTAL FRAME
3620	3561
1ST FLOOR FRAME	2ND FLOOR FRAME
330	2311
3RD FLOOR FRAME	
920	
GARAGE FRAME	CONCRETE BALCONY
1870	476

NOTES TO ARCHITECT AND ENGINEER:
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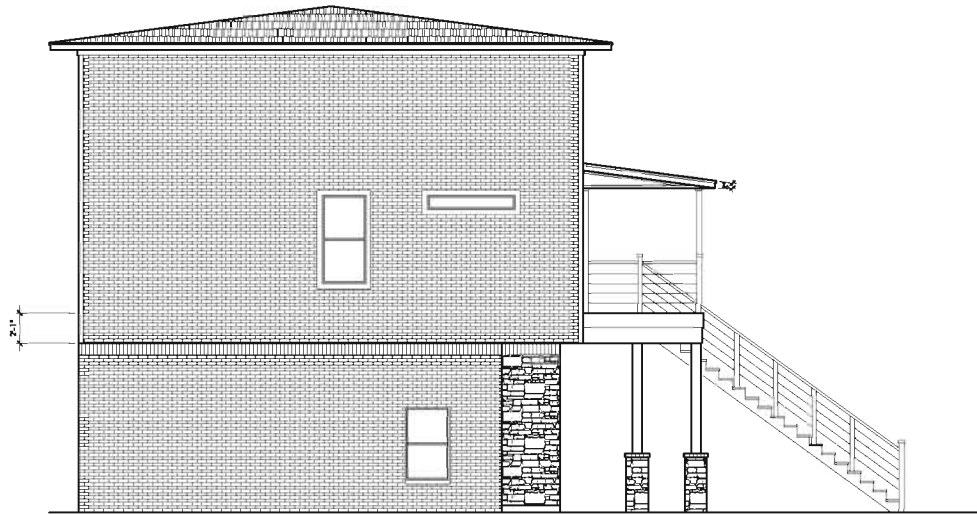
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DESIGNS

Garcia Residence

3RD LEVEL
 SCALE: 1/4"=1'-0"

Exhibit C: Elevations



LEFT SIDE



FRONT VIEW

TOTAL VENNER 3620	TOTAL FRAME 3561
1ST FLOOR FRAME 330	2ND FLOOR FRAME 2311
3RD FLOOR FRAME 920	
GARAGE FRAME 1870	CONCRETE BALCONY 476

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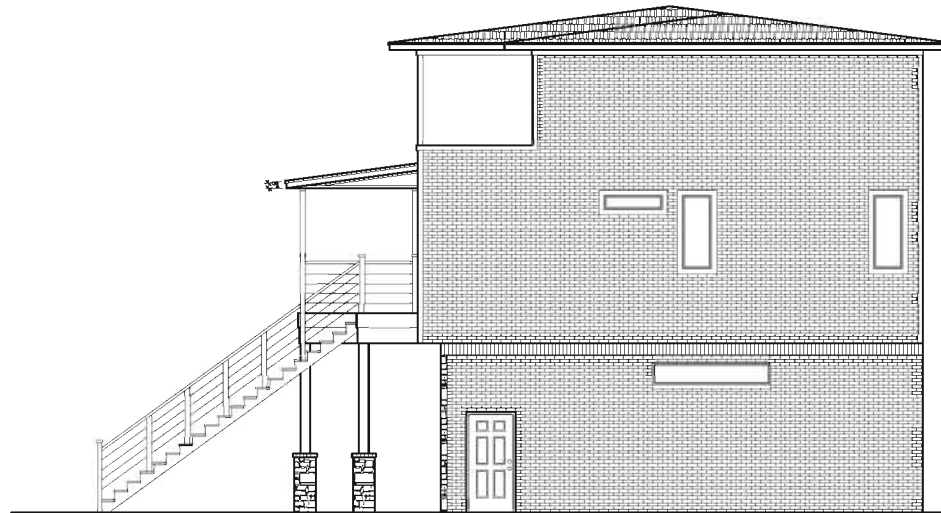
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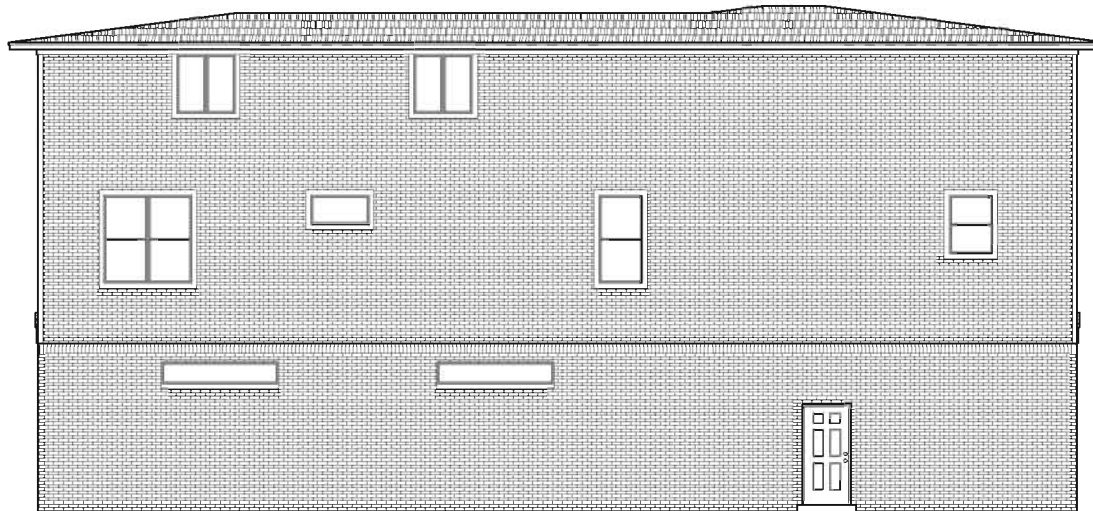
Garcia Residence

ELEVATIONS
SCALE: 1/4"=1'-0"

Exhibit C: Elevations



RIGHT SIDE



REAR VIEW

TOTAL VENUEER	TOTAL FRAME
3620	3561
1ST FLOOR FRAME	2ND FLOOR FRAME
330	2311
3RD FLOOR FRAME	
920	
GARAGE FRAME	CONCRETE BALCONY
1870	476

NOT TO SCALE
ALL DIMENSIONS ARE APPROXIMATE
AND SHOULD BE USED AS A GUIDE ONLY
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Garcia Residence

ELEVATIONS
SCALE: 1/4"=1'-0"

Exhibit "A"
Legal Description

SPUD-_____
1715 NW 2nd Street

Quit Claim Deed ~ Book 13126, Page 293

Lots Thirty-nine (39), and Forty (40), of Block Six (6), in CARLE AND COLCORD'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 3, Page 35.

Quit Claim Deed ~ Book 11975, Page 1442

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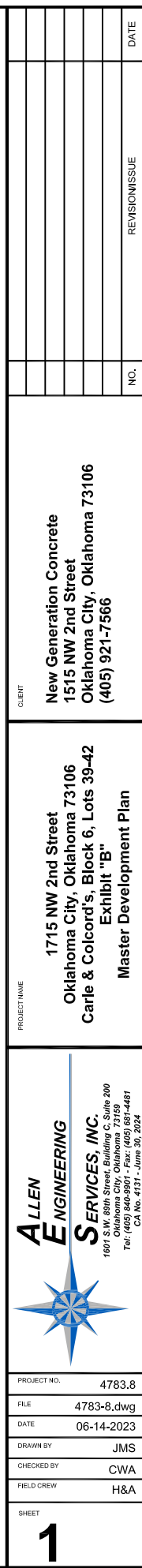
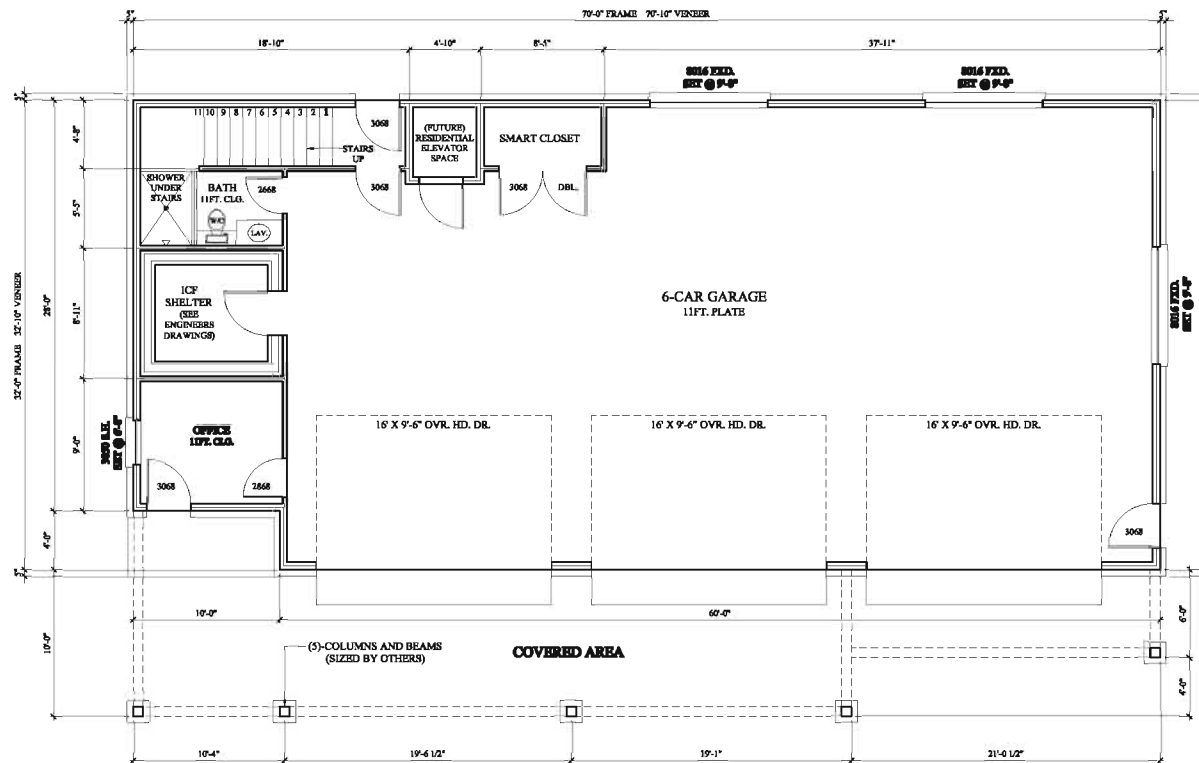


Exhibit C: Floor Plans



GENERAL NOTES:

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3620	3561
1ST FLOOR	2ND FLOOR
FRAME	FRAME
330	2311
3RD FLOOR	
FRAME	
920	
GARAGE	CONCRETE
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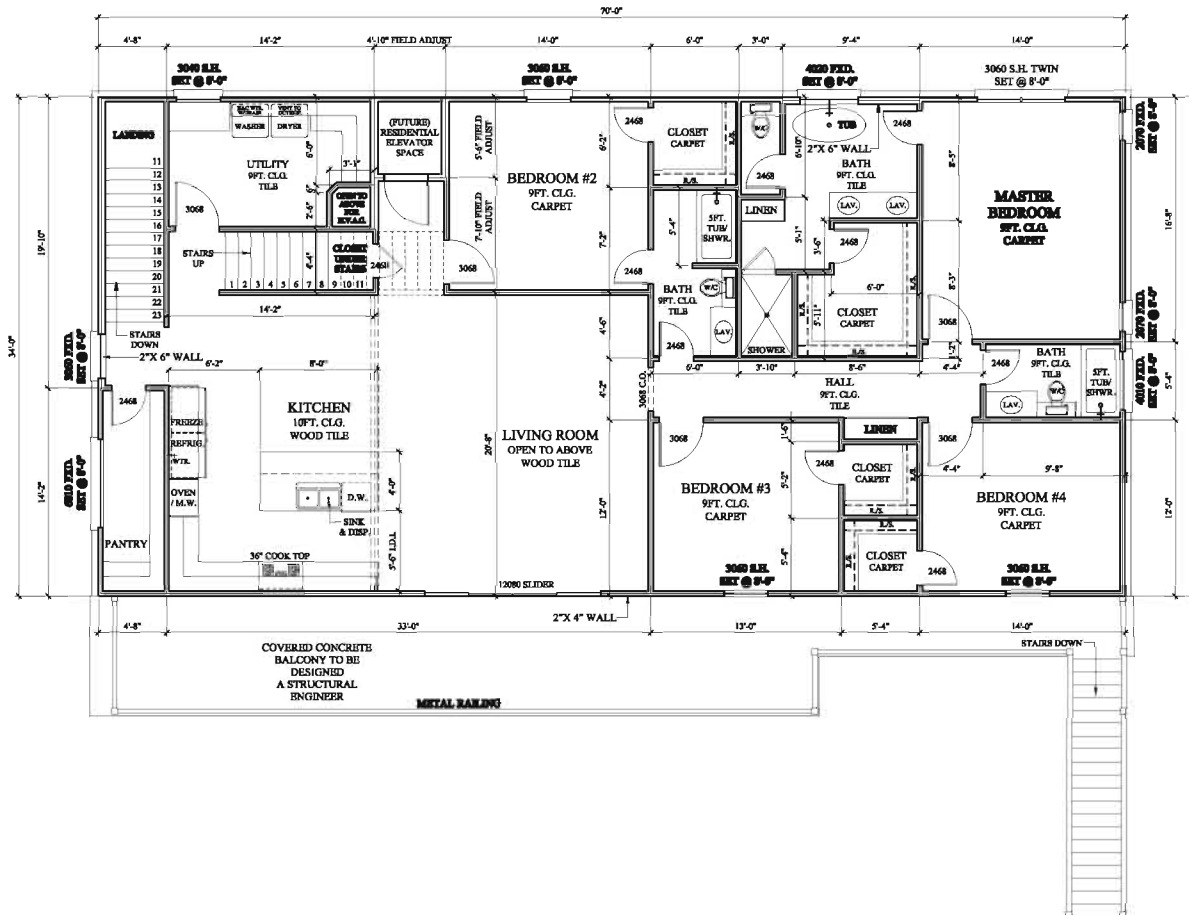
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Garcia Residence

1ST LEVEL
SCALE: 1/4"=1'-0"

Exhibit C: Floor Plans



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3620	3561
1ST FLOOR FRAME	2ND FLOOR FRAME
330	2311
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920	
GARAGE FRAME	CONCRETE BALCONY
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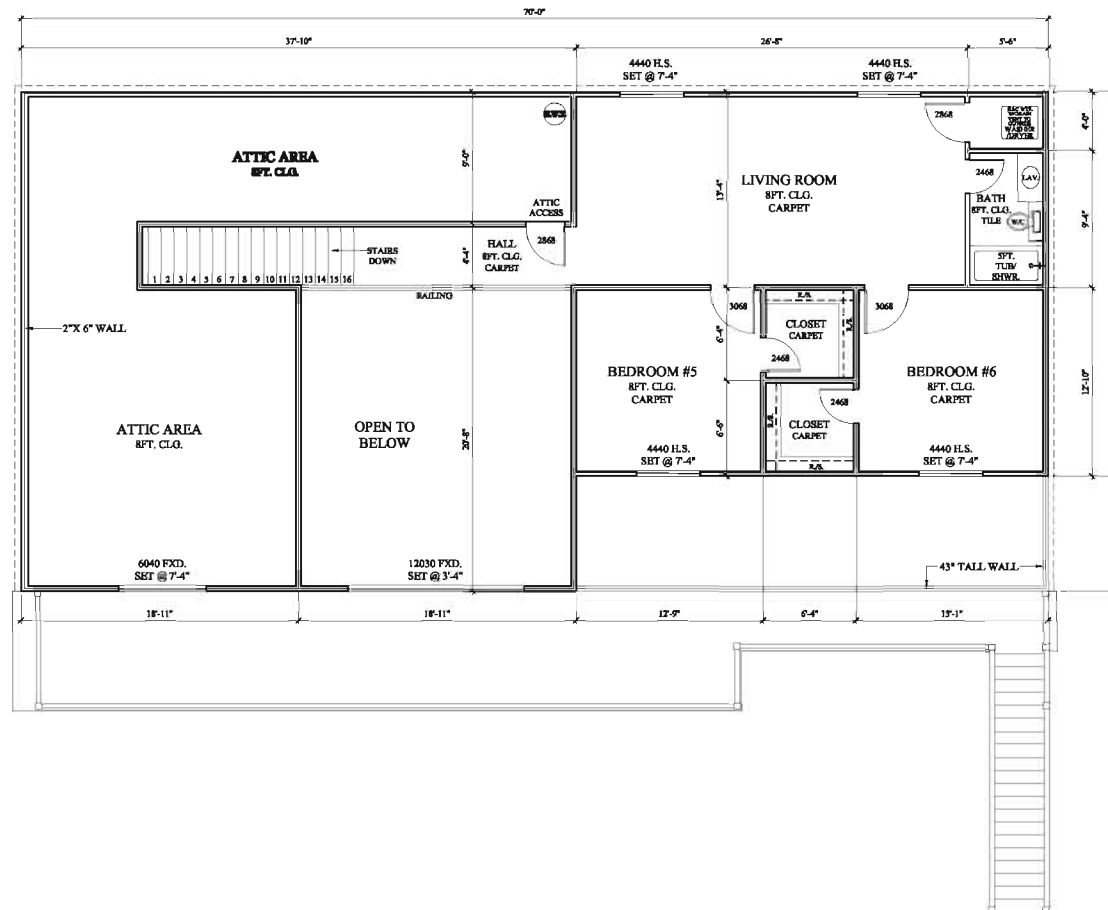


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Garcia Residence

2ND LEVEL
SCALE: 1/4"=1'-0"

Exhibit C: Floor Plans



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3620	3561
1ST FLOOR FRAME	2ND FLOOR FRAME
330	2311
3RD FLOOR FRAME	
920	
GARAGE FRAME	CONCRETE BALCONY
1870	476

DESIGNED BY AND APPROVED BY
 T. DESIGNS
 10000 N. 100TH AVE. SUITE 100
 EDEN PRAIRIE, MN 55324
 (952) 935-1000
 WWW.TDESIGNS.COM

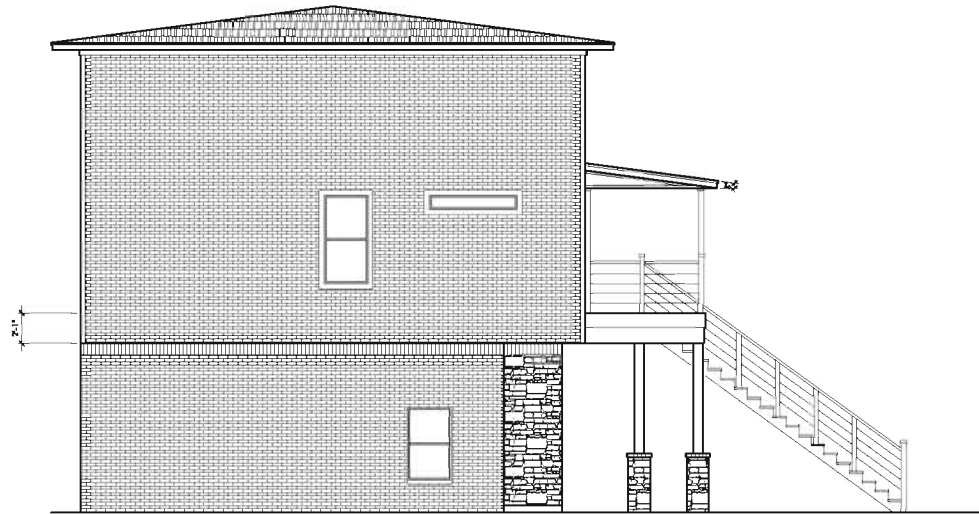


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Garcia Residence

3RD LEVEL
 SCALE: 1/4"=1'-0"

Exhibit C: Elevations



LEFT SIDE



FRONT VIEW

TOTAL VENEER	TOTAL FRAME
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1ST FLOOR FRAME	2ND FLOOR FRAME
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2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
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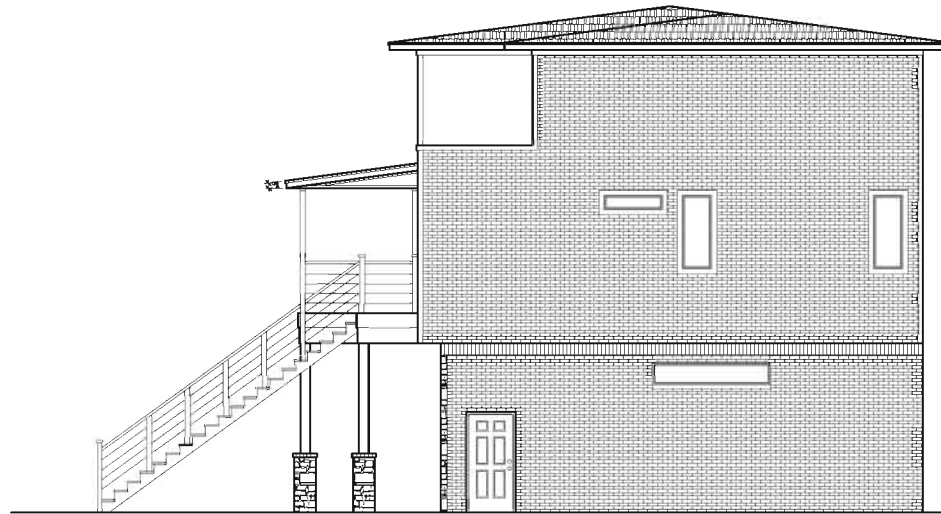
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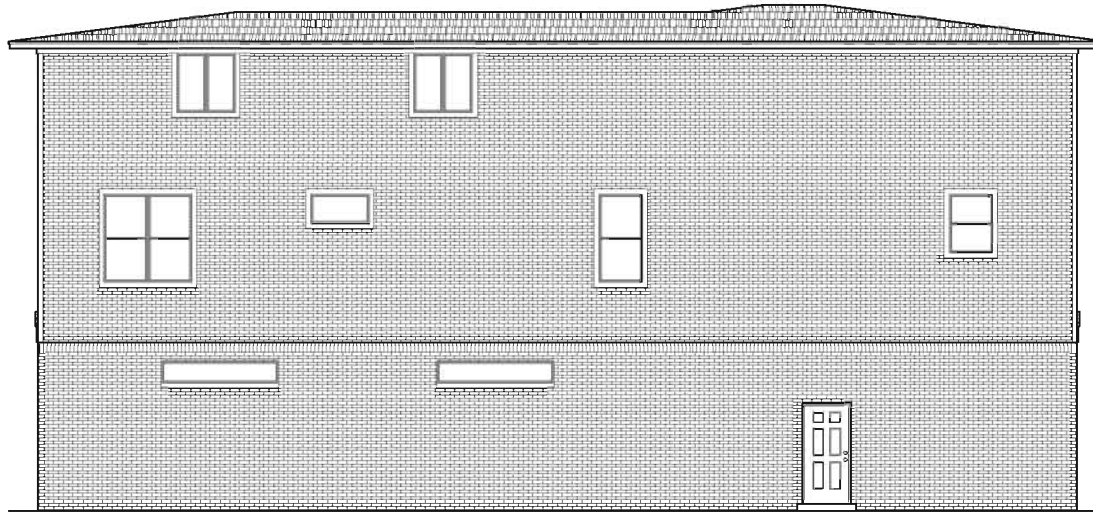
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ELEVATIONS
SCALE: 1/4"=1'-0"

Exhibit C: Elevations



RIGHT SIDE



REAR VIEW

TOTAL VENNER 3620	TOTAL FRAME 3561
1ST FLOOR FRAME 330	2ND FLOOR FRAME 2311
3RD FLOOR FRAME 920	
GARAGE FRAME 1870	CONCRETE BALCONY 476

**WANTED TO DISSEMINATE
BLACK FLAG AND RECRUITING AND
FOR TERROR COMMUNISM
DURING ONE AND MAY VARY IN
STRENGTH AND NUMBER
BLACK FLAG WAS THE ONLY
BLACK FLAG AND TERROR GROUP
FOR COMMUNISM AND TERROR
AS TO THE GROUP AND
TERROR.**

**WEEKS OF PLANNING AND
RESEARCHING THE ADDRESS AND
WARRANTS MADE THE INVESTIGATION
THE LATEST, HIGHLIGHTING
THE PROSECUTOR'S OFFICE
CONVICTION OF AN INDIVIDUAL
FOR A CRIME AND THE
ARRESTED FOR THE CRIME.**

WE CAN SAVE THE WORLD



*****NOTES*****

FLAMING IMAGES ARE TO BE
USED FOR THE SET OF FLAME
ONCE IF THE (T)T LAGO
WATER AND/OR FLAME
FLAMING IMAGES ARE TO BE
USED FOR THE FLAMING SET
ONCE ONLY. THE FLAME IS
TO BE USED ONCE OR CEASE.

Garcia Residence

ELEVATIONS
SCALE: 1/4"=1'-0"