

**RESOLUTION**

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE DILAPIDATED AND DETRIMENTAL TO THE HEALTH, SAFETY, BENEFIT AND WELFARE OF THE GENERAL PUBLIC AND CONSTITUTE(S) A FIRE HAZARD BY VIRTUE OF SUCH; DIRECTING THAT DILAPIDATED STRUCTURES BE TORN DOWN, RAZED AND SAID REMOVED BY THE OWNER(S) OF SAID STRUCTURES, ESTABLISHING THE DATES FOR THE COMMENCEMENT AND COMPLETION OF SUCH WORK DONE BY THE CITY IF WORK IS NOT COMPLETED BY THE OWNER(S) WITHIN THE DATES SPECIFIED; DIRECTING THAT DILAPIDATED STRUCTURES BE BOARDED AND SECURED PENDING DEMOLITION; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH WORK IF DONE BY THE CITY; DIRECTING THE CITY TREASURER TO PLACE ANY SUCH REVENUES COLLECTED AS DEMOLITION COSTS INTO THE SPECIFIC CITY FUND FROM WHICH SAID REVENUES WERE ORIGINALLY APPROPRIATED; AND FURTHER DIRECTING THE FILING OF A NOTICE OF LIEN IN THE COUNTY CLERK'S OFFICE.

WHEREAS, it has been brought to the attention of The City of Oklahoma City that certain structures exist within the City with legal descriptions, street addresses, and ownership as reflected by the current year's tax rolls, and mortgage holders as shown by the records of the County Clerk, as shown on the legal notice forms numbered as follows:

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**DB**      Number(s)  
25-03-C25-11473; 25-03-C25-11492; 25-03-C25-11776; 25-03-C25-11778; 25-03-C25-12194; 25-03-C25-12961;  
25-03-C25-14209; 25-03-C25-14786;

(A total of 13 structures at 8 locations.)

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attached hereto and made part hereof; and,

WHEREAS, pursuant to a public hearing held by and before the Council of The City of Oklahoma City on March 25, 2025, ten (10) days prior notice of which was posted upon the subject property and also mailed to the above referenced and designated owners and mortgage holders by first class mail with a receipt of mailing and address of the person to whom the mail was sent, said Council has found, based upon the evidence presented, all of which is incorporated herein and made a part hereof

for all purposes, that the said structures are dilapidated structures, as defined by 11 Oklahoma Statute, Section 22-112(C), the same being as reflected by the conditions of decay or disrepair described on said attached legal notice forms; and,

WHEREAS, due to the dilapidated condition of said structure(s) as above described, the Council finds and concludes that said structure(s) have become and are a hazard to and detrimental to the health, safety, benefit and welfare of the general public and the community would be benefitted by the removal of such structures by the owners thereof, and that such removal by the owners herein referred shall be and is hereby required and directed; and,

WHEREAS, boarding and securing of the structures pending demolition thereof by the City Manager or his designee would be beneficial to the health and safety and welfare of the community; and

WHEREAS, the Council further finds and declares that a reasonable date for commencement and the tearing down and removal of said structures shall be on or before March 26, 2025 and that a reasonable date for completion of such work shall be on or before April 25, 2025, and,

WHEREAS, in the event the required work is not performed by the property owners within the dates specified, the Council desires: (1) to authorize the City Manager, or his designee, to cause the required work to be performed by a contractor for the City; (2) to authorize the City Clerk to pursue the recovery of costs for such work as provided for by law; and, (3) to direct the City Treasurer to place any such revenues collected into the specific city fund from which said revenues were originally appropriated.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:**

(1) As a result of the inspection and observation of the conditions of decay and/or disrepair regarding the structure(s) listed above, it has been determined that the structure(s) is/are dilapidated, as defined by 11 Oklahoma Statute, Section 22-112(C), and has/have become harmful to the health, benefit and welfare

of the general public and the community; create(s) a fire hazard to the danger of life and property; and the general public and the community would be benefitted by the demolition of the structure(s) on the property.

(2) That the respective owners of said structures are hereby ordered and directed to complete such work within the dates specified below; and

(3) that such removal work is herein directed and required and shall be commenced by said owners on or before March 26, 2025 and shall be completed on or before April 25, 2025.

AND, BE IT FURTHER RESOLVED by the Council that, in the event the required work is not performed by the property owners within the dates specified, the Council does hereby authorize the City Manager, or his designee, to cause the required work to be performed by a contractor for the City, and the City Clerk, the Purchasing Agent, City Manager or his designee, when appropriate, is hereby authorized to solicit for bids on such required work and is hereby directed to award said contract to the lowest and best bidder.

AND, BE IT FURTHER RESOLVED by the City Council that, the City Manager, or his designee, is hereby authorized to board and secure the structures pending demolition thereof.

AND, BE IT FURTHER RESOLVED by the Council that, upon completion of any required work by the contractor, the City Clerk is hereby authorized and directed to send a certified statement of the costs of any such work performed to the owners and mortgage holders and, if payment is not made within six (6) months, to certify the costs of any such work to the County Treasurer as a lien against the said properties, all as authorized by 11 Oklahoma Statute, Section 22-112(A.5).

AND, BE IT FURTHER RESOLVED by the Council that the City Treasurer is hereby authorized and directed to place any revenues collected into the specific City fund from which said revenues were

originally appropriated.

AND, BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forthwith file in the Office of the County Clerk a notice to the public and prospective purchasers which advise all interested persons of the declaration of dilapidation by the Council and the possibility of the existence of a tax lien in favor of the City of Oklahoma City for the costs of the ultimate removal of said structures, and that the removal costs are the personal obligation of the property owner from and after the date of filing of the said notice.

ADOPTED by the Council and SIGNED by the Mayor of the City of Oklahoma City this  
25TH day of MARCH, 2025.

ATTEST:

Amy K. Simpson  
City Clerk



David Holt  
Mayor

REVIEWED for form and legality.

Rita E. Douglas Gally  
Assistant Municipal Counselor



**COMBINED NOTICE**

Record Owner:

VIVID HOMES LLC  
3102 N CLASSEN BLVD 296  
OKLAHOMA CITY, OK 73118

Notice Date: 3/7/2025  
Council Hearing Date: 3/25/2025  
Legal Notice DB: 2025-3-C25-12194  
Inspection Date: 3/6/2025  
Parcel ID #: 148782560  
Case #: C25-12194  
Abandoned Case #: C25-12195

cc: Mortgage Holder(s):

UNION STATE BANK EDMOND LPO/DPO 1901 S. KELLY AVE STE 120 EDMOND, OK 73013

VIVID HOMES, LLC 1717 N. ALEXANDER LN BETHANY, OK 73008

Violation Address: 10305 BASSWOOD CANYON RD

Legal Description: Lot 011 Block 014 Addition CANYON NORTH SEC 1

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

FIRE DAMAGE	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN ROOF	HOUSE

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 22-112.4 of the Oklahoma Statutes and Section 35-261 et.seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

Andrew Jones  
Municipal Code Inspector  
405-297-3953  
andrew.jones@okc.gov

Chris Smith  
Chief Building Inspector  
(405)297-2650  
Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:  
BRAVO COMPANY LLC  
436 NW 164TH ST  
EDMOND,OK 73013

Notice Date: 3/3/2025  
Council Hearing Date: 3/25/2025  
Legal Notice DB: 2025-3-C25-11492  
Inspection Date: 2/28/2025  
Parcel ID #: 113271590  
Case #: C25-11492  
Abandoned Case #: C18-65440

cc: Mortgage Holder(s):  
FIRST SECURITY BANK & TRUST COMPANY 1541 NORTHEAST 23RD STREET OKLAHOMA CITY, OK 73111  
THE OKLAHOMA CITY ABSTRACT & TITLE CO. 1000 W. 15TH STREET EDMOND, OK 73013

Violation Address: 5220 CREEKWOOD TER

Legal Description: Lot 019 Block 023 Addition OAKCLIFF SEC 4

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

- FIRE DAMAGE HOUSE
- UNSAFE STRUCTURAL MEMBERS HOUSE
- HOLES IN ROOF HOUSE
- HOLES IN OUTER WALLS HOUSE
- PREMISES UNSANITARY

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 22-112.4 of the Oklahoma Statutes and Section 35-261 et.seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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Chris Smith  
Chief Building Inspector  
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**COMBINED NOTICE**

Record Owner:  
ABUTOH LISA RAMONIA  
5701 S TRIPLE X RD  
CHOCTAW, OK 73020

Notice Date: 3/11/2025  
Council Hearing Date: 3/25/2025  
Legal Notice DB: 2025-3-C25-14209  
Inspection Date: 3/10/2025  
Parcel ID #: 062069750  
Case #: C25-14209  
Abandoned Case #: C17-68685

cc: Mortgage Holder(s):  
VERNE DEAN BOWERS 5701 S. TRIPLE X RD CHOCTAW, OK 73020

Violation Address: 1512 N MCKINLEY AVE  
Legal Description: Lot 000 Block 003 Addition UNIVERSITY VIEW ADD  
S45FT OF LOTS 22 THRU 25

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 2 (DETACHED GARAGE)  
(HOUSE)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

FIRE DAMAGE	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN ROOF	HOUSE
HOLES IN OUTER WALLS	HOUSE
HOLES IN ROOF	DETACHED GARAGE
PREMISES UNSANITARY	

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 22-112.4 of the Oklahoma Statutes and Section 35-261 et.seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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C



**COMBINED NOTICE**

Record Owner:

LEGACY INVESTMENT HOLDINGS LLC  
6011 N ROBINSON AVE  
OKLAHOMA CITY, OK 73118

Notice Date: 3/6/2025  
Council Hearing Date: 3/25/2025  
Legal Notice DB: 2025-3-C25-12961  
Inspection Date: 3/5/2025  
Parcel ID #: 109901815  
Case #: C25-12961  
Abandoned Case #: C25-12425

cc: Mortgage Holder(s):

OKLAHOMA CITY ABSTRACT & TITLE CO 9211 LAKE HEFNER PARKWAY, SUITE 100 OKLAHOMA CITY, OK 73120

Violation Address: 4301 S WALKER AVE

Legal Description: Lot 001 Block 007 Addition WESTERN HILLS

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (WEST SHED)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

FIRE DAMAGE	WEST SHED
UNSAFE STRUCTURAL MEMBERS	WEST SHED
HOLES IN OUTER WALLS	WEST SHED

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 22-112.4 of the Oklahoma Statutes and Section 35-261 et.seq. of the Oklahoma City Municipal Code.

The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:  
BURTON DAVID K  
2214 NW 13TH ST  
OKLAHOMA CITY, OK 73107

Notice Date: 3/13/2025  
Council Hearing Date: 3/25/2025  
Legal Notice DB: 2025-3-C25-14786  
Inspection Date: 3/12/2025  
Parcel ID #: 063344020  
Case #: C25-14786  
Abandoned Case #: C25-14787

cc: Mortgage Holder(s):

Violation Address: 2214 NW 13TH ST

Legal Description: Lot 000 Block 018 Addition YOUNGS ENGLEWOOD ADD  
LOTS 41 & 42

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 2 (DETACHED GARAGE)  
(HOUSE)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

HOLES IN ROOF	HOUSE
HOLES IN OUTER WALLS	HOUSE
ROOF SAGGING	HOUSE
UNSAFE STRUCTURAL MEMBERS	DETACHED GARAGE
HOLES IN ROOF	DETACHED GARAGE
HOLES IN OUTER WALLS	DETACHED GARAGE
ROOF SAGGING	DETACHED GARAGE
DANGER OF COLLAPSE	DETACHED GARAGE
PREMISES UNSANITARY	

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 22-112.4 of the Oklahoma Statutes and Section 35-261 et.seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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andrew.jones@okc.gov

**E**

Chris Smith  
Chief Building Inspector  
(405)297-2650  
Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:  
MARTINEZ FELIX M  
1117 SW BINKLEY ST  
OKLAHOMA CITY, OK 73109

Notice Date: 3/3/2025  
Council Hearing Date: 3/25/2025  
Legal Notice DB: 2025-3-C25-11776  
Inspection Date: 2/28/2025  
Parcel ID #: 094555700  
Case #: C25-11776  
Abandoned Case #: C25-11777

cc: Mortgage Holder(s):  
FELIX M. MARTINEZ 230 S.E. 34TH ST OKLAHOMA CITY, OK 73129  
FELIX M. MARTINEZ 901 1/2 NW 12TH OKLAHOMA CITY, OK 73106  
CAPITOL ABSTRACT & TITLE 201. BRYANT, SUITE B EDMOND, OK 73034  
CITIZENS BANK OF EDMOND MAIN 32 N. BROADWAY EDMOND, OK 73034

Violation Address: 230 SE 34TH ST (AKA: 230 1/2 SE 34TH ST)  
Legal Description: Lot 000 Block 069 Addition SHIELDS SO OKLA CITY  
LOTS 6 & 7

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 3 (EAST SHED)  
(HOUSE)  
(WEST SHED)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

FIRE DAMAGE HOUSE  
UNSAFE STRUCTURAL MEMBERS HOUSE  
HOLES IN OUTER WALLS HOUSE  
HOLES IN OUTER WALLS WEST SHED  
HOLES IN ROOF EAST SHED  
PREMISES UNSANITARY

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 22-112.4 of the Oklahoma Statutes and Section 35-261 et.seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**F**

Chris Smith  
Chief Building Inspector  
(405)297-2650  
Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:

ROMAN MARIA DEL REFUJIO SAN  
412 CONSTITUTION DR  
JEFFERSON CITY,MO 65109

Notice Date: 3/3/2025  
Council Hearing Date: 3/25/2025  
Legal Notice DB: 2025-3-C25-11473  
Inspection Date: 2/28/2025  
Parcel ID #: 086236740  
Case #: C25-11473  
Abandoned Case #: C25-11474

cc: Mortgage Holder(s):

MARIA DEL REFUJIO SAN ROMAN 816 S.E. 49TH ST OKLAHOMA CITY, OK 73129

Violation Address: 816 SE 49TH ST

Legal Description: Lot 000 Block 016 Addition CARNEY HEIGHTS ADDITION  
LOTS 2 3 & 4

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 2 (HOUSE)  
(SHED)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

FIRE DAMAGE	HOUSE
DANGER OF COLLAPSE	HOUSE
DEBRIS FROM DEMOLITION	HOUSE
HOLES IN ROOF	HOUSE
HOLES IN OUTER WALLS	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN ROOF	SHED
PREMISES UNSANITARY	

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 22-112.4 of the Oklahoma Statutes and Section 35-261 et.seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**G**



**COMBINED NOTICE**

Record Owner:  
JONES MILDRED L  
1324 NE 34TH ST  
OKLAHOMA CITY,,OK 73111

Notice Date: 3/5/2025  
Council Hearing Date: 3/25/2025  
Legal Notice DB: 2025-3-C25-11778  
Inspection Date: 3/4/2025  
Parcel ID #: 146504055  
Case #: C25-11778  
Abandoned Case #: C25-11779

cc: Mortgage Holder(s):

Violation Address: 1820 NE 56TH ST

Legal Description: Lot 08 Block 021 Addition PARK ESTATES 11TH

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

FIRE DAMAGE	HOUSE
HOLES IN ROOF	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
PREMISES UNSANITARY	

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 22-112.4 of the Oklahoma Statutes and Section 35-261 et.seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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