



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 SPUD ReZONING

Simplified Planned Unit Development District
15 SW 25th St

Project Name

15 SW 25th St

Address / Location of Property (Provide County name & parcel no. if unknown)

Commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD - 1574

File Date: 9-28-23

Ward No.: W6

Nbhd. Assoc.: CAPITAL HILL NA

School District: OKC

Extg Zoning: C-CBD

Overlay: UD

1 acre MOL

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.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 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.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Kaitlyn Turner

Signature of Applicant

Williams, Box, Forshee & Bullard, P.C. on behalf of Applicant

Applicant's Name (please print)

522 Colcord Drive

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbox@wbflaw.com; kturner@wbflaw.com; esilberg@wbflaw.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.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That Albert James Wilkins, a/k/a Albert J. Wilkins, a/k/a Albert Wilkins, a/k/a Al Wilkins and Sandra Leigh Wilkins, a/k/a Sandra L. Wilkins, a/k/a Sandra Wilkins, a/k/a Sandy Wilkins, husband and wife, parties of the first part, in consideration of the sum of ten dollars, in hand paid, the receipt of which is hereby acknowledged, do hereby quitclaim, grant, bargain, sell and convey unto Sandra L. Wilkins, Trustee of the Sandra Wilkins Living Trust, 19324 S.E. 29, Harrah, Oklahoma, party of the second part, the following described real property and premises, situated in Oklahoma County, State of Oklahoma, to wit:

Lots Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35) and Thirty-six (36), in Block Eleven (11) in CAPITOL HILL ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

All of Lots Twelve (12), Thirteen (13) and Fourteen (14) in Block Twenty (20) in CAPITOL HILL ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Lots Twenty-six (26) and Twenty-seven (27), in Block Eleven (11) IN CAPITOL HILL ADDITION to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

East Five feet (5') of Lot Thirty (30), and all of Lot Thirty-one (31), in Block Eleven (11), in CAPITOL HILL ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, subject to existing easements, covenants, and restrictions of record.

Lots Twenty-four (24) and Twenty-five (25), in Block Eleven (11), CAPITOL HILL ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

together with all the improvements thereon and the appurtenances thereunto belonging.

To have and to hold said described premises unto the said party of the second part, her successors and assigns forever;

EXEMPT DOCUMENTARY STAMP TAX
68 O.S., ART. 32, §3201 1A
consideration less than \$100.00

DOC NUMBER 96055305
BOOK 6884
PAGES 350 - 353
TIME 11:18:25
FEE 14.00

04/23/1996
John J. Garvey
Oklahoma County Clerk
RECORDED AND FILED
J. Michael Entz

Center 3000, Suite 248
3000 United Founders Boulevard
Oklahoma City, Oklahoma 73112-4279

4/14

BOOK 6884 PAGE 0351

Signed and delivered this 12th day of April, 1996.

Albert James Wilkins
Albert James Wilkins, a/k/a Albert
J. Wilkins, a/k/a Albert Wilkins,
a/k/a Al Wilkins

Sandra Leigh Wilkins
Sandra Leigh Wilkins, a/k/a Sandra
L. Wilkins, a/k/a Sandra Wilkins,
a/k/a Sandy Wilkins

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS:

Before me, the undersigned, a Notary Public in and for said County and State on this 12th day of April, 1996, personally appeared Albert James Wilkins, a/k/a Albert J. Wilkins, a/k/a Albert Wilkins, a/k/a Al Wilkins and Sandra Leigh Wilkins, a/k/a Sandra L. Wilkins, a/k/a Sandra Wilkins, a/k/a Sandy Wilkins 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

My Commission Expires: 10-2-97
(SEAL)
NOTARY PUBLIC
OKLAHOMA

Danette M. Mains
Notary Public

AFTER FILING PLEASE RETURN TO:

J. Michael Entz
3000 United Founders Blvd., #248
Oklahoma City, OK 73122-4299
(405) 848-8886
1-800-633-7230

NM\S-7\WILKINS\OKLAHOM2.QCD

EXEMPT DOCUMENTARY STAMP TAX
68 O.S., ART. 32, §3201 1A
Consideration less than \$100.00

MEMORANDUM OF TRUST AGREEMENT

THIS MEMORANDUM OF TRUST AGREEMENT made as of the 12th day of April, 1996, between Sandra L. Wilkins, of 19324 S.E. 29, Harrah, Oklahoma 73045, Oklahoma County, Oklahoma, hereinafter called the "SETTLOR," and Sandra L. Wilkins hereinafter called the "TRUSTEE".

For the purposes of evidencing of record the existence of the SANDRA WILKINS LIVING TRUST dated the 12th day of April, 1996, and the power of the Trustee to hold and deal with the assets of said trust, this instrument is executed and recorded pursuant to the intent of the original trust agreement of said date, in which trust agreement appear the following, among other provisions:

1. Trust Property. Settlor, desiring to establish a revocable trust, has caused the Trustee to be named as owner of certain property to which Settlor does hereby transfer and assign to the Trustee all of her right, title and interest in and to such property to be held by it, in trust, and the Trustee accepts such designation, in trust, for the purposes and on the conditions hereinafter set forth.

2. Third Party Exculpation. If acting in good faith, all persons, firms or corporations dealing with the Trustee, with reference to any of the Trust property, may deal with the Trustee as though the Trustee was the unconditional owner of the property held in Trust. And further, if acting in good faith, they shall not be required to ascertain the authority of the Trustee, nor to see to the performance of the Trust, nor be responsible in any way for the proper application of funds or properties paid or delivered to the Trustee for the account of the Trust.

3. Settlor Retains Right to Amend or Revoke Trust. The Settlor may at any time by a duly executed written instrument alter or amend this Trust in any manner, provided that the duties and responsibilities of any Trustee shall not be increased without the written consent of such Trustee. The Settlor may at any time by a duly executed written instrument revoke this Trust in whole or in part.

4. Successor Trustee. The initial Trustee of the "SANDRA WILKINS LIVING TRUST" is Sandra L. Wilkins. If the Settlor becomes incapacitated by illness, age, or other causes, **Albert J. Wilkins** is hereby appointed successor trustee to serve as long as the Settlor is alive. At the death of the Settlor, **Albert J. Wilkins, Michelli Wilkins-Almanza and Tamara Sue Roesler** are hereby appointed Co-Trustees of this Trust and the Family Trust. Michelli Wilkins-Almanza and Tamara Sue Roesler are hereby appointed Co-Trustees of this Trust and the Family Trust provided that their powers as Trustee are limited to the approval of distributions of principal from the Family Trust according to the limitations set out in this document. **Albert J. Wilkins'** powers as Co-Trustee of the Family Trust shall include all powers granted to trustees by law or this document except that he shall not have the power to make distributions of principal from the Family Trust without the approval of Michelli Wilkins-Almanza and Tamara Sue Roesler.

Albert J. Wilkins shall serve as trustee of the Marital Trust. If for any reason Albert J. Wilkins is unwilling or unable to serve as trustee during the Settlor's life or serve as trustee of the Marital Trust after the Settlor's death, or serve as Co-Trustee of the Family Trust, **Michelli Wilkins-Almanza and Tamara Sue Roesler** shall serve in place of Albert J. Wilkins. If for any reason either Michelli Wilkins-Almanza or Tamara Sue Roesler are unwilling or unable to serve as Co-Trustee, **the survivor** is hereby appointed sole trustee.

In the event that the Trustee has become unable to discharge her duties as Trustee of this trust by reason of accident, physical or mental illness, progressive or intermittent physical or mental deterioration or other similar cause, as certified by two independent licensed physicians affirming that each has examined the Trustee and that each has concluded, based upon such examination, that the Trustee is unable to discharge her duties as Trustee, or upon the successor Trustee receiving credible evidence of the Trustee's disappearance or detention so that the Trustee is prevented from acting in her own best interest, said Trustee shall thereupon cease to be Trustee in the same manner as if they had resigned on the date of said certificate.

IN WITNESS WHEREOF the parties have executed this agreement the day and year hereinabove set forth.

SETTLOR:

Sandra L. Wilkins
Sandra L. Wilkins

TRUSTEE:

Sandra L. Wilkins
Sandra L. Wilkins

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

SS:

Before me, the undersigned a Notary Public in and for the State of Oklahoma, on this 12th day of April, 1996, personally appeared Sandra L. Wilkins, to me known to be the identical person who executed the within and foregoing instrument as the SETTLOR and TRUSTEE and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my official signature and official seal the day and year above written.

Monette Morris
NOTARY PUBLIC

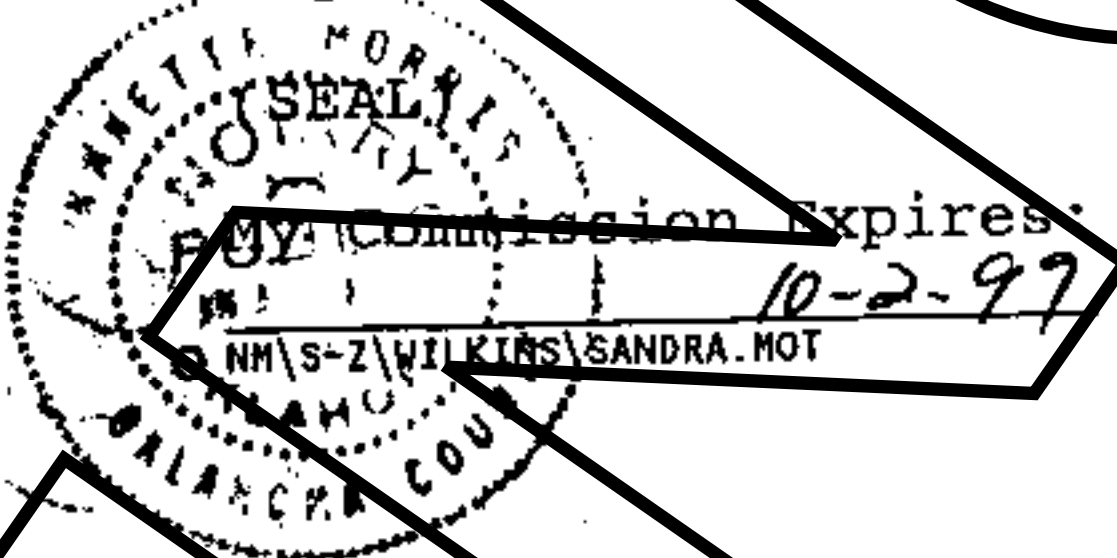


Exhibit A
Legal Description

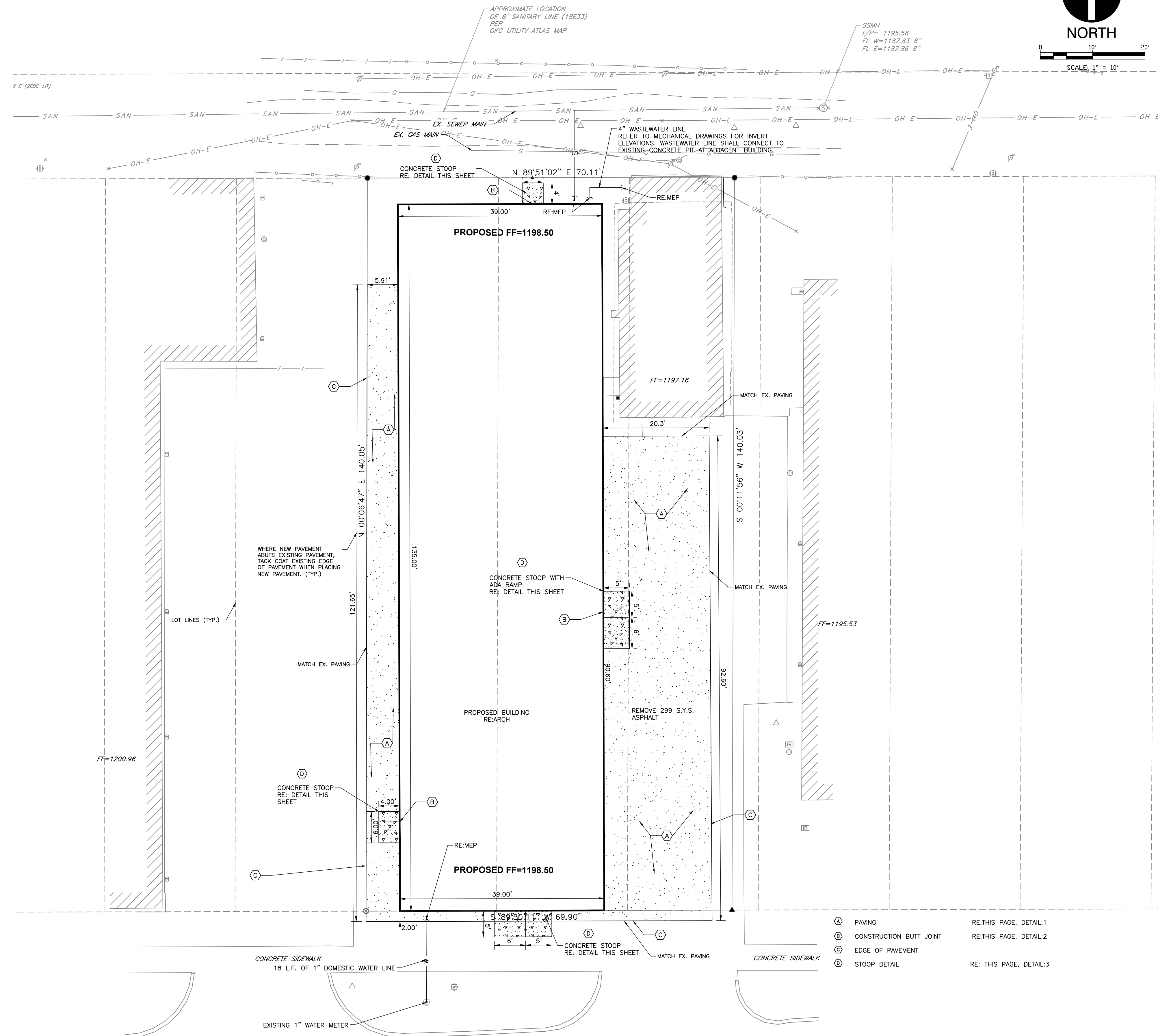
CAPITOL HILL ADD BLK 011 LOTS 24-36



Diagram illustrating a joint construction in a new pavement. The joint is continuous and full depth, with a sealant (continuous) applied. The joint is labeled as $\frac{1}{4}$ " expansion joint material full depth and continuous. The joint is shown adjacent to a wall or other structure. The joint is labeled as T = Pavement Thickness.

[illegible]

3 TYPICAL STOOP DETAIL

[illegible]

EEC
Civil & Environmental Consultants, Inc.
4700 Gaillardia Parkway · Suite 101 · Oklahoma City, OK 73142
Ph: 405.246.9411
www.eecinc.com
C.A. #0428 EXP. 03/2007

QUALITY METAL FINISHES
15 SW 25TH STREET
OKLAHOMA CITY, OK 73109

OVERALL SITE & UTILITY PLAN

DRAWING NO.:
C200

DATE:	07/07/2023	DRAWN BY:	TLB
DWG SCALE:	SEE DWG.	CHECKED BY:	DAK
PROJECT NO:	332-891		
APPROVED BY:	DAK		

LETTER OF AUTHORIZATION

Sandra Wilkins, (the property owner of record) or (an agent of the property owner of record) authorize the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location ____

15 S.W. 25th OKC 73109.

By: 

Title: President

Date: 9/14/23

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:


See Attached Exhibit A

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5), 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: September 6, 2023 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski
Abstractor License No. 4192
OAB Certificate of Authority # 0049
File No. 2832977-OK99

Exhibit A
Legal Description

CAPITOL HILL ADD BLK 011 LOTS 24-36

OWNERSHIP REPORT
ORDER 2832977-OK99

DATE PREPARED: SEPTEMBER 11, 2023
EFFECTIVE DATE: SEPTEMBER 6, 2023 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1634	R091472440	WILKINS SANDRA L TRS	WILKINS SANDRA LIVING TRUST	19324 SE 29TH ST	HARRAH	OK	73045-6335	CAPITOL HILL ADD	011	000	CAPITOL HILL ADD BLK 011 LOTS 24-36 (SUBJECT PROPERTY)	15 SW 25TH ST OKLAHOMA CITY
1634	R091472100	CHRIST COMMUNITY CHURCH INC		PO BOX 19181	OKLAHOMA CITY	OK	73144-0181	CAPITOL HILL ADD	9	0	CAPITOL HILL ADD 009 000 S60FT OF S95FT LOTS 39 & 40	101 SW 24TH ST
1634	R091472210	SILVA FRANCISCO		35 SW 24TH ST	OKLAHOMA CITY	OK	73109-6013	CAPITOL HILL ADD	010	000	CAPITOL HILL ADD 010 000 S90FT LOTS 19 & 20	35 SW 24TH ST OKLAHOMA CITY
1634	R091472230	CARDOSA AURELIO & MARIA		29 SW 24TH ST	OKLAHOMA CITY	OK	73109-6013	CAPITOL HILL ADD	010	000	CAPITOL HILL ADD 010 000 LOTS 21 & 22	29 SW 24TH ST OKLAHOMA CITY
1634	R091472240	CARO JOSE LUIS & MARIA A		3013 SW 39TH ST	OKLAHOMA CITY	OK	73119-3260	CAPITOL HILL ADD	010	000	CAPITOL HILL ADD 010 000 LOTS 23 & 24	27 SW 24TH ST OKLAHOMA CITY
1634	R091472250	NAVA MARCOS MIRANDA	NAVA OLGA	23 SW 24TH ST	OKLAHOMA CITY	OK	73109-6013	CAPITOL HILL ADD	010	000	CAPITOL HILL ADD 010 000 LOTS 25 & 26	23 SW 24TH ST OKLAHOMA CITY
1634	R091472260	SIX EAGLE PROPERTIES LLC		PO BOX 188	WHEATLAND	OK	73097-0188	CAPITOL HILL ADD	010	000	CAPITOL HILL ADD 010 000 LOTS 27 & 28	19 SW 24TH ST OKLAHOMA CITY
1634	R091472270	5 EAGLE PROPERTIES LLC		321 S EAGLE LN	OKLAHOMA CITY	OK	73128-4222	CAPITOL HILL ADD	010	000	CAPITOL HILL ADD 010 000 LOTS 29 & 30	13 SW 24TH ST OKLAHOMA CITY
1634	R091472280	OKC 405 CONSTRUCTION LLC		1229 NW 43RD ST	OKLAHOMA CITY	OK	73118	CAPITOL HILL ADD	010	000	CAPITOL HILL ADD 010 000 LOTS 31 & 32	9 SW 24TH ST OKLAHOMA CITY
1634	R091472310	INDEPENDENCE INVESTING LLC		3126 S BLVD, Unit 293	EDMOND	OK	73013	CAPITOL HILL ADD	010	000	CAPITOL HILL ADD 010 000 LOTS 33 & 34	7 SW 24TH ST OKLAHOMA CITY
1634	R091472315	STATE OF OKLA DEPT OF HWYS		200 NE 21ST ST	OKLAHOMA CITY	OK	73105	CAPITOL HILL ADD	010	000	CAPITOL HILL ADD 010 000 LOTS 35 & 36 EXEMPT	0 UNKNOWN OKLAHOMA CITY
1634	R091472420	MCORR PROPERTIES LTD CO		PO BOX 1154	NEWCASTLE	OK	73065-1154	CAPITOL HILL ADD	011	000	CAPITOL HILL ADD 011 000 LOTS 21 THRU 23	31 SW 25TH ST OKLAHOMA CITY

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1634	R091472410	MID EQUITY INC		PO BOX 2222	NORMAN	OK	73070-2222	CAPITOL HILL ADD	011	000	CAPITOL HILL ADD 011 000 LOTS 19 & 20	2512 S BROADWAY OKLAHOMA CITY
1634	R091472400	HERNANDEZ GENEROSO	ORDAZ VERONICA	2500 S BROADWAY AVE	OKLAHOMA CITY	OK	73109	CAPITOL HILL ADD	011	000	CAPITOL HILL ADD 011 000 ALL OF LOTS 17 & 18	2500 S BROADWAY AVE OKLAHOMA CITY
1634	R091472395	COLLECTIVE STRATEGIES LLC		6032 SMITH BLVD	OKLAHOMA CITY	OK	73112	CAPITOL HILL ADD	011	000	CAPITOL HILL ADD 011 000 ALL LOTS 15 & 16	32 SW 24TH ST OKLAHOMA CITY
1634	R091472380	COLLECTIVE STRATEGIES LLC		6032 SMITH BLVD	OKLAHOMA CITY	OK	73112	CAPITOL HILL ADD	011	000	CAPITOL HILL ADD 011 000 LOTS 13 & 14	24 SW 24TH ST OKLAHOMA CITY
1634	R091472370	ERPINGHAM REV TRUST		PO BOX 20471	OKLAHOMA CITY	OK	73156-0443	CAPITOL HILL ADD	011	000	CAPITOL HILL ADD 011 000 LOTS 11 & 12	22 SW 24TH ST OKLAHOMA CITY
1634	R091472360	GONZALES LORENZA		18 SW 24TH ST	OKLAHOMA CITY	OK	73109-6014	CAPITOL HILL ADD	011	000	CAPITOL HILL ADD 011 000 LOTS 9 & 10	18 SW 24TH ST OKLAHOMA CITY
1634	R091472350	WOLBRINK RHEA		1425 DUFFNER DR	OKLAHOMA CITY	OK	73118	CAPITOL HILL ADD	011	000	CAPITOL HILL ADD 011 000 W20FT LOT 6 & ALL LOTS 7 & 8	16 SW 24TH ST OKLAHOMA CITY
1634	R091472340	DURAN SANDRO	FERREIRA GOMEZ ISABEL	521 SE 21ST ST	OKLAHOMA CITY	OK	73121	CAPITOL HILL ADD	011	000	CAPITOL HILL ADD 011 000 ALL LOT 5 & E5FT LOT 6	12 SW 24TH ST OKLAHOMA CITY
1634	R091472320	O G & E		PO BOX 321	OKLAHOMA CITY	OK	73101	CAPITOL HILL ADD	011	000	CAPITOL HILL ADD 011 000 LOTS 1 THRU 4 PUBLIC SERVICE	0 UNKNOWN OKLAHOMA CITY
1634	R091472490	CHRIST COMMUNITY CHURCH INC		PO BOX 19181	OKLAHOMA CITY	OK	73144-0181	CAPITOL HILL ADD	012	000	CAPITOL HILL ADD BLK 012 ALL LOTS 001 THRU 003 E5FT OF LOT 004 & LOTS 037 THRU 040	101 SW 25TH ST OKLAHOMA CITY
1634	R091472510	DOONKEEN M EDWARD		3102 S CLEGERN ST	OKLAHOMA CITY	OK	73109-2327	CAPITOL HILL ADD	012	000	CAPITOL HILL ADD BLK 012 LOTS 005 & 006	110 SW 24TH ST OKLAHOMA CITY

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1634	R091472495	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	CAPITOL HILL ADD	012	000	CAPITOL HILL ADD BLK 012 W20FT OF LOT 004 EXEMPT	0 UNKNOWN OKLAHOMA CITY
1634	R091472615	THE BOYS AND GIRLS CLUB OF OKLAHOMA COUNTY		PO BOX 18701	OKLAHOMA CITY	OK	73154	CAPITOL HILL ADD	012	000	CAPITOL HILL ADD BLK 012 LOTS 026 THRU 036	0 UNKNOWN OKLAHOMA CITY
1634	R091474070	THE BOYS AND GIRLS CLUB OF OKLAHOMA COUNTY		PO BOX 18701	OKLAHOMA CITY	OK	73154	CAPITOL HILL ADD	019	000	CAPITOL HILL ADD 019 000 LOTS 1 THRU 5 EXEMPT	0 UNKNOWN OKLAHOMA CITY
1634	R091474510	OKLAHOMA HERITAGE GROUP LLC		1600 NW 9TH ST	OKLAHOMA CITY	OK	73106	CAPITOL HILL ADD	020	000	CAPITOL HILL ADD 020 000 N55FT OF LOTS 19 & 20	2614 S BROADWAY OKLAHOMA CITY
1634	R091474520	OKLAHOMA HERITAGE GROUP LLC		1600 NW 9TH ST	OKLAHOMA CITY	OK	73106	CAPITOL HILL ADD	020	000	CAPITOL HILL ADD 020 000 LOTS 21 & 22	29 SW 26TH ST OKLAHOMA CITY
1634	R091474535	SIFUENTES SELENNE		129 SW 22ND ST	OKLAHOMA CITY	OK	73109	CAPITOL HILL ADD	020	000	CAPITOL HILL ADD 020 000 LOTS 23 & 24	25 SW 26TH ST OKLAHOMA CITY
1634	R091474550	PINA RICHARD		21 SW 26TH ST	OKLAHOMA CITY	OK	73109- 6206	CAPITOL HILL ADD	020	000	CAPITOL HILL ADD 020 000 LOTS 25 & 26	21 SW 26TH ST OKLAHOMA CITY
1634	R091474565	MEJIA ERQIN OMAR	SIGALA ALVAREZ LIDIA	515 SW 33RD ST	OKLAHOMA CITY	OK	73109- 6342	CAPITOL HILL ADD	020	000	CAPITOL HILL ADD 020 000 LOTS 27 & 28	17 SW 26TH ST OKLAHOMA CITY
1634	R091474580	GARCIA JOSE MARTINEZ & JANIA		15 SW 26TH ST	OKLAHOMA CITY	OK	73109	CAPITOL HILL ADD	020	000	CAPITOL HILL ADD 020 000 LOTS 29 & 30	15 SW 26TH ST OKLAHOMA CITY
1634	R091474595	HILDERBRAND JOHN C		11 SW 26TH ST	OKLAHOMA CITY	OK	73109- 6206	CAPITOL HILL ADD	020	000	CAPITOL HILL ADD 020 000 LOTS 31 & 32	11 SW 26TH ST OKLAHOMA CITY
1634	R091474610	ALMANZA RAYMUNDO		2605 S SANTA FE AVE	OKLAHOMA CITY	OK	73109	CAPITOL HILL ADD	020	000	CAPITOL HILL ADD 020 000 LOTS 33 & 34	7 SW 26TH ST OKLAHOMA CITY
1634	R091474625	OKLAHOMA HERITAGE GROUP LLC		1600 NW 9TH ST	OKLAHOMA CITY	OK	73106	CAPITOL HILL ADD	020	000	CAPITOL HILL ADD 020 000 LOTS 35 & 36	3 SW 26TH ST OKLAHOMA CITY

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1634	R091474370	ALMANZA RAYMUNDO		2605 S SANTA FE AVE	OKLAHOMA CITY	OK	73109	CAPITOL HILL ADD	020	000	CAPITOL HILL ADD 020 000 S60FT LOTS 1 THRU 3	2605 S SANTA FE AVE OKLAHOMA CITY
1634	R091474365	NGUYEN TAN A		6 SW 25TH ST	OKLAHOMA CITY	OK	73109	CAPITOL HILL ADD	020	000	CAPITOL HILL ADD 020 000 N80FT LOTS 1 THRU 3	2 SW 25TH ST OKLAHOMA CITY
1634	R091474385	ALMANZA RAYMUNDO		2605 S SANTA FE AVE	OKLAHOMA CITY	OK	73109	CAPITOL HILL ADD	020	000	CAPITOL HILL ADD 020 000 LOTS 4 & 5	0 UNKNOWN OKLAHOMA CITY
1634	R091474400	BLOCKS INVESTMENTS LLC		PO BOX 75793	OKLAHOMA CITY	OK	73147- 0793	CAPITOL HILL ADD	020	000	CAPITOL HILL ADD 020 000 LOTS 6 & 7	12 SW 25TH ST OKLAHOMA CITY
1634	R091474415	BLOCKS INVESTMENTS LLC		PO BOX 75793	OKLAHOMA CITY	OK	73147- 0793	CAPITOL HILL ADD	020	000	CAPITOL HILL ADD 020 000 LOTS 8 & 9	18 SW 25TH ST OKLAHOMA CITY
1634	R091474430	FLUD RICKY	BALLARD ROBBIE	20 SW 25TH ST	OKLAHOMA CITY	OK	73109- 6018	CAPITOL HILL ADD	020	000	CAPITOL HILL ADD 020 000 LOTS 10 & 11	20 SW 25TH ST OKLAHOMA CITY
1634	R091474440	ARTEAGA CORONADO		1132 SW 26TH ST	OKLAHOMA CITY	OK	73109	CAPITOL HILL ADD	020	000	CAPITOL HILL ADD 020 000 LOTS 12 13 & 14	26 SW 25TH ST OKLAHOMA CITY
1634	R091474460	OKLAHOMA HERITAGE GROUP LLC		1600 NW 9TH ST	OKLAHOMA CITY	OK	73106	CAPITOL HILL ADD	020	000	CAPITOL HILL ADD 020 000 LOTS 15 & 16	30 SW 25TH ST OKLAHOMA CITY
1634	R091474490	WILSON CLEMENTS KENDRA		3812 NW 69TH ST	OKLAHOMA CITY	OK	73116	CAPITOL HILL ADD	020	000	CAPITOL HILL ADD 020 000 LOTS 17 & 18	0 UNKNOWN OKLAHOMA CITY
1639	R093993225	CITY OF OKLAHOMA CITY		420 WEST MAIN ST SUITE 700	OKLAHOMA CITY	OK	73102	SCHILLINGS ADDITION	015	000	SCHILLINGS ADDITION 015 000 LOTS 20 THRU 23 EXEMPT	0 UNKNOWN OKLAHOMA CITY
1639	R093993210	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	SCHILLINGS ADDITION	015	000	SCHILLINGS ADDITION 015 000 A TRI TR IN SW/C OF LOT 18 & LOT 19 EX R/W ON N PLUS LOTS 24 THRU 28 EX R/W ON LOTS 27 & 28 EXEMPT	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2832977-OK99

DATE PREPARED: SEPTEMBER 11, 2023
EFFECTIVE DATE: SEPTEMBER 6, 2023 AT 7:30 AM

1639	R093993380	MORENO ALFARO JOSE A	MORENO ALFARO CARLOS A	3019 N BARTELL RD	OKLAHOMA CITY	OK	73121	SCHILLINGS ADDITION	016	000	SCHILLINGS ADDITION 016 000 N90FT OF LOTS 22 THRU 25	2614 S SANTA FE AVE OKLAHOMA CITY
1639	R093993375	RHONE RENARDO R		2 SE 25TH ST	OKLAHOMA CITY	OK	73129	SCHILLINGS ADDITION	016	000	SCHILLINGS ADDITION 016 000 LOTS 20 & 21	2 SE 25TH ST OKLAHOMA CITY
1639	R093993330	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	SCHILLINGS ADDITION	016	000	SCHILLINGS ADDITION 016 000 E50FT OF 100FT STRIP ON RR & W50FT OF 100FT STRIP ON RR OF LOT 9 & LOTS 10 THRU 19 & 50FT STRIP ON LOTS 11 & 12 & LOTS 26 THRU 29	0 UNKNOWN OKLAHOMA CITY



First American Title™

First American Title Insurance Company

*133 NW 8th Street
Oklahoma City, OK 73102
Phone: (405)236-2861 / Fax: (866)535-3211*

PR: SOCENT

Ofc: 2499 (607)

Final Invoice

To: Williams, Box, Forshee, and Bullard, P.C
522 Colcord Drive
Oklahoma City, OK 73102

Invoice No.: 607 - 2499177475

Date: 09/11/2023

Our File No.: 2832977-OK99

Title Officer:

Escrow Officer:

Customer ID: 4734212

Liability Amounts

Attention:

Your Ref.: Roesler, Ray/15 SW 25th

RE: Property:
15 SW 25th Street, Oklahoma City, OK

Buyers:

Sellers:

Description of Charge	Invoice Amount
Ownership Report	\$350.00

INVOICE TOTAL **\$350.00**

Comments: 24-36/11 Capitol Hill

Thank you for your business!

To assure proper credit, please send a copy of this Invoice and Payment to:

Attention: Accounts Receivable Department

*To pay electronically go to, <https://firstam.us/paytitleinvoice>, or mail check to PO Box 776119
Chicago, IL 60677-6119*

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

15 SW 15th St.

September 26, 2023

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

dmbox@wbfbllaw.com

SPUD- MASTER DESIGN STATEMENT

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, as amended).

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 that 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.

1. This site will be developed in accordance with the regulation of the **I-1 Light Industrial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

8300.1	Administrative and Professional Offices
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.29	Communications Services: Limited
8300.31	Construction Sales and Services
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8350.8	Industrial, Light
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.58	Personal Services: General
8300.59	Personal Services: Restricted

8300.60	Personal Storage
8300.61	Repair Services: Consumer
8350.10	Research and Development
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General
8350.16	Wholesaling, Storage and Distribution: Restricted

2. Maximum Building Height:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building height shall be in accordance with the base zoning district.

3. Maximum Building Size:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

There shall be a maximum of five (5) buildings.

5. Building Setback Lines:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the setback lines shall be in accordance with the base zoning district.

6. Sight-proof Screening:

Existing sight-proof screening shall be permitted to remain and deemed to conform to applicable regulations.

7. Landscaping:

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. Signs:

8.1 Freestanding Accessory Signs

Freestanding signs will be in accordance with the base zoning district regulations.

8.2 Attached Signs

Attached signs will be in accordance with the base zoning district regulations.

8.3 Non-Accessory Signs

Non-Accessory signs will be in accordance with the base zoning district regulations.

8.4 Electronic Message Display Signs

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9. Access:

Access shall be taken from three (3) access point off of SW 25th St.

10. Sidewalks

Existing sidewalks shall be permitted to remain and deemed to conform to applicable regulations.

II. Other Development Regulations:

1. Architecture:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, architectural metal (metal R-panel or equivalent), stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted.

2. Open Space:

Open space shall be in accordance with the base zoning district.

3. Street Improvements:

N/A.

4. Site Lighting:

The existing site lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters:

Dumpsters shall not be required. Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

Existing parking shall be permitted to remain and deemed to conform to applicable regulations.

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. 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. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit C: Aerial

Exhibit A
Legal Description

CAPITOL HILL ADD BLK 011 LOTS 24-36



Exhibit A
Legal Description

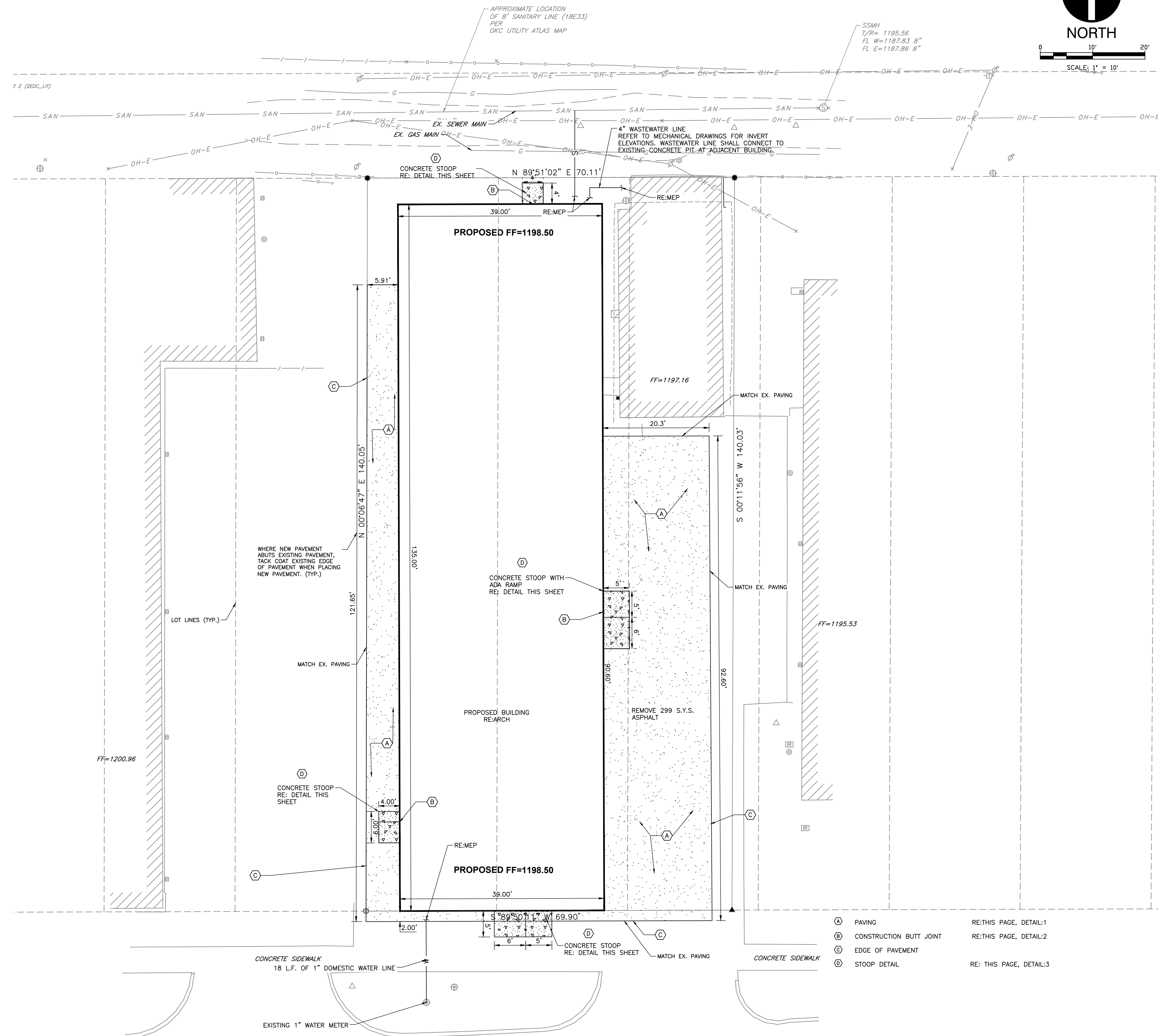
CAPITOL HILL ADD BLK 011 LOTS 24-36



Diagram illustrating a wall joint sealant cross-section. The diagram shows a vertical wall on the right and a horizontal pavement slab on the left. The wall is labeled "WALL OR OTHER STRUCTURE". The sealant is labeled "SEALANT (CONTINUOUS)". The new pavement is labeled "NEW PAVEMENT". The joint is labeled "1/4\" EXPANSION JOINT MATERIAL FULL DEPTH AND CONTINUOUS". The pavement thickness is labeled "T = PAVEMENT THICKNESS". The diagram shows the sealant filling the joint between the wall and the pavement, with the new pavement on top of the old pavement.

[illegible]

3 TYPICAL STOOP DETAIL

[illegible]

EEC
Civil & Environmental Consultants, Inc.
4700 Gaillardia Parkway · Suite 101 · Oklahoma City, OK 73142
Ph: 405.246.9411
www.eecinc.com
C.A. #0428 EXP. 03/2007

QUALITY METAL FINISHES
15 SW 25TH STREET
OKLAHOMA CITY, OK 73109

OVERALL SITE & UTILITY PLAN

C200

DATE:	07/07/2023	DRAWN BY:	TLB
DWG SCALE:	SEE DWG.	CHECKED BY:	DAK
PROJECT NO:	332-891		
APPROVED BY:	DAK		

