



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  
1709

Project Name

1709 NW 14TH ST. OKLAHOMA CITY, OK 73106

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

rezoning - build two new single family dwellings on minimal lots to promote more urbanized living

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD 1609

File Date: 2-12-24

Ward No.: W2

Nbhd. Assoc.: CLASSEN TEN-PENN

School District: OKC

Extg Zoning: R-2

Overlay:

0.11

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):

Name

Mailing Address

City, State, Zip Code

Phone

Email

*Rahi Razavi*

Signature of Applicant

1211 Ventures LLC

Applicant's Name (please print)

1500 SW 74TH ST STE A15

Applicant's Mailing Address

OKLAHOMA CITY, OK 73159

City, State, Zip Code

4056646447

Phone

lorvix@hotmail.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.

2023102301141193 B: 15588 P: 344  
10/23/2023 03:00:36 PM Pgs: 2  
Fee: \$20.00 Doc Stamp: \$240.00  
Maressa Treat, County Clerk  
Oklahoma County - State of Oklahoma



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

Return To:  
1211 Ventures LLC  
1500 SW 74th ST STE 415  
OKC, OK 73159

**WARRANTY DEED**  
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **240.00**

Tax ID#: **2715-06-262-3770**

Filed/insured by: First American Title Insurance Company  
File No.: **2835126-OK07 (kl)**

That **Carlos Colis Arenas AKA Carlos A. Colis and Margarita Martinez De Colis, Husband and Wife**, (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 **1211 Ventures LLC, an Oklahoma Limited Liability Company**, (the "Grantee"), the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to wit:

**A part of Lots Ten (10), Eleven (11), and Twelve (12), Block Five (5), COLLEGE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, described as BEGINNING AT A POINT 98.2 feet West of the Southeast Corner of Said Lot 12; THENCE West 28.4 feet; THENCE North 67 feet; THENCE East 28.4 feet; THENCE South 67 feet to the PLACE OF BEGINING.**

**AND**

**A part of Lots Ten (10), Eleven (11), and Twelve (12), Block Five (5), COLLEGE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, described as BEGINNING AT A POINT 126.6 feet West of the Southeast Corner of Said Lot 12; THENCE West 43.4 feet to the Southwest corner of said Lot 12; THENCE North 67 feet; THENCE East 43.4 feet; THENCE South 67 feet to the PLACE OF BEGINNING.**

Property Address: **1709 NW 14th Street, Oklahoma City, OK 73106**

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 **October 16, 2023**.

2835126 2/20 RW 240

Carlos Colis Arenas AKA Carlos A. Colis

Margarita Martinez De Colis

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF OKLAHOMA

}

ss.

COUNTY OF Oklahoma

}

This instrument was acknowledged before me on **October 16, 2023**, by **Carlos Colis Arenas AKA Carlos A. Colis and Margarita Martinez De Colis, Husband and Wife.**

NOTARY PUBLIC

My Commission Expires:

Mail Tax Statements To:  
~~Marshall Reddick Mortgage Fund, LLC~~  
~~4299 MacArthur Blvd., Ste 105~~  
~~Newport Beach, CA 92660~~

*SAME AS RETURN*





Exhibit A

Full Legal Description

COLLEGE ADDITION 005 000 PT OF LOTS 10 11 & 12 BEG 98.2FT W OF SE/C LOT 12 TH W28.4FT N67FT  
E28.4FT S67FT TO BEG & PT OF LTS 10 11 & 12 BEG 126.6FT W OF SE/C LT 12 TH W43.4FT N67FT E43.4FT  
S67FT TO BEG

# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Official Report is for Account Number R062623770 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.**

Larry Stein

OKLAHOMA COUNTY ASSESSOR

Office



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 29 day of Jan, 2024

Given under my hand and official seal this  
29 day of Jan, 2024

County Assessor

Tyler Franken Deputy



**Oklahoma County Assessor's  
300ft Radius Report  
1/29/2024**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R062625245	7TH STREET PARTNERS LLC	No Data	No Data	3111 N SANTA FE AVE	OKLAHOMA CITY	OK	73118	COLLEGE ADDITION	8	0	COLLEGE ADDITION 008 000 E104FT OF S15FT LOT 8 & E104FT LOTS 9 THRU 12 EX A TR BEG 10FT S NE/C LOT 8 TH W104FT S30.75FT E36FT S30.41FT E7.58FT S12FT E60.42FT N73.16FT TO BEG	1401 N BLACKWELDER AVE OKLAHOMA CITY
R062625240	HOME OWNERSHIP MADE EASY LLC	No Data	No Data	4 NE 10TH ST STE 227	OKLAHOMA CITY	OK	73104-1402	COLLEGE ADDITION	8	0	COLLEGE ADDITION 008 000 S15FT OF W66FT LOT 8 & W66FT LOTS 9 THRU 12	1709 NW 13TH ST OKLAHOMA CITY
R062625250	SMITH ROGER LLOYD	BUI OANH KIM	No Data	1403 N BLACKWELDER AVE	OKLAHOMA CITY	OK	73106-2001	COLLEGE ADDITION	8	0	COLLEGE ADDITION 008 000 BEG 10FT S NE/C LOT 8 TH W104FT S30.75FT E36FT S30.41FT E7.58FT S12FT E60.42FT N73.16FT TO BEG	1403 N BLACKWELDER AVE OKLAHOMA CITY
R062626360	COYNE WAYNE	No Data	No Data	151 LAKE ALUMA DR	LAKE ALUMA	OK	73121	COLLEGE ADDITION	8	0	COLLEGE ADDITION 008 000 THAT PT OF LOTS 40 & 41 LYING W OF LINE 30.09FT W FROM & PAR TO W PROPERTY LINE OF O C & LOT 39 & W2FT LOT 41	1723 NW 13TH ST OKLAHOMA CITY
R062626280	CORTES DANIEL HERNANDEZ	No Data	No Data	1727 NW 13TH ST	OKLAHOMA CITY	OK	73106	COLLEGE ADDITION	8	0	COLLEGE ADDITION 008 000 LOTS 37 & 38	1727 NW 13TH ST OKLAHOMA CITY
R062626440	CITY OF OKLA CITY	No Data	No Data	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	COLLEGE ADDITION	8	0	COLLEGE ADDITION 008 000 LT 41 B 8 EX THAT PT OF LT 40 & 41 LYING W OF LINE 30 9FT WPAR FROM W PROPERTY LINE O C AND W 1/2 OF LOT 42 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R062626520	COYNE WAYNE	No Data	No Data	151 LAKE ALUMA DR	LAKE ALUMA	OK	73121	COLLEGE ADDITION	8	0	COLLEGE ADDITION 008 000 E 1/2 OF LOT 42 & ALL OF LOTS 43 & 44	1715 NW 13TH ST OKLAHOMA CITY
R062625160	HOME OWNERSHIP MADE EASY LLC	No Data	No Data	4 NE 10TH ST STE 227	OKLAHOMA CITY	OK	73104	COLLEGE ADDITION	8	0	COLLEGE ADDITION 008 000 S12.1FT OF LOT 6 & ALL OF LOT 7 & N10FT LOT 8	1411 N BLACKWELDER AVE OKLAHOMA CITY
R062625080	HOME OWNERSHIP MADE EASY LLC	No Data	No Data	4 NE 10TH ST STE 227	OKLAHOMA CITY	OK	73104	COLLEGE ADDITION	8	0	COLLEGE ADDITION 008 000 LOTS 5 & 6 EX S12.1FT OF LOT 6	1415 N BLACKWELDER AVE OKLAHOMA CITY
R062625000	HOME OWNERSHIP MADE EASY LLC	No Data	No Data	4 NE 10TH ST STE 227	OKLAHOMA CITY	OK	73104	COLLEGE ADDITION	8	0	COLLEGE ADDITION 008 000 LOTS 3 & 4	1417 N BLACKWELDER AVE OKLAHOMA CITY
R062625800	DRYE DUSTIN	No Data	No Data	1734 NW 14TH ST	OKLAHOMA CITY	OK	73106-2014	COLLEGE ADDITION	8	0	COLLEGE ADDITION 008 000 LOTS 23 & 24	1734 NW 14TH ST OKLAHOMA CITY
R062625720	BROCHU GLENDA C	No Data	No Data	1730 NW 14TH ST	OKLAHOMA CITY	OK	73106-2014	COLLEGE ADDITION	8	0	COLLEGE ADDITION 008 000 LOTS 21 & 22	1730 NW 14TH ST OKLAHOMA CITY
R062625640	COYNE WAYNE	No Data	No Data	151 LAKE ALUMA DR	LAKE ALUMA	OK	73121	COLLEGE ADDITION	8	0	COLLEGE ADDITION 008 000 LOTS 18 THRU 20 & THAT PT LOT 17 LYING WEST OF GATEWOOD BLVD	1726 NW 14TH ST OKLAHOMA CITY
R062625480	CITY OF OKLA CITY	No Data	No Data	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	COLLEGE ADDITION	8	0	COLLEGE ADDITION 008 000 PT 15 16 17 EXEMPT	0 UNKNOWN OKLAHOMA CITY



**Oklahoma County Assessor's  
300ft Radius Report  
1/29/2024**

R062625400	COYNE WAYNE	No Data	No Data	151 LAKE ALUMA DR	LAKE ALUMA	OK	73121	COLLEGE ADDITION	8	0	COLLEGE ADDITION 008 000 PT OF LOTS 14 15 & 16 BEG INTER GATEWOOD AVE & 14TH ST AT PT 6.70FT E OF NW/C LOT 16 TH E ALONG 14TH 45FT TO A PT 1.70FT E OF NW/C LOT 14 SELY & PAR WITH GATEWOOD AVE 140FT TO	1718 NW 14TH ST OKLAHOMA CITY
R062625320	COYNE WAYNE M	No Data	No Data	151 LAKE ALUMA DR	LAKE ALUMA	OK	73121	COLLEGE ADDITION	8	0	COLLEGE ADDITION 008 000 PT OF LOTS 13 & 14 BEG 1.7FT E OF NW/C LT 14 TH SELY 141FT TO A POINT ON S LINE LT 14 SD POINT BEING 17.61FT E OF SW/C TH E ALONG S LINE LTS 14 & 13 TO SE/C LT 13 TH N TO NE/C	1714 NW 14TH ST OKLAHOMA CITY
R062624920	HOME OWNERSHIP MADE EASY LLC	No Data	No Data	4 NE 10TH ST STE 227	OKLAHOMA CITY	OK	73104	COLLEGE ADDITION	8	0	COLLEGE ADDITION 008 000 LOTS 1 & 2	1419 N BLACKWELDER AVE OKLAHOMA CITY
R061901430	PADRON BELEN & MANUEL	No Data	No Data	1643 NW 14TH ST	OKLAHOMA CITY	OK	73106-4424	G & WEESNER SUB B11-13 DIT HT	7	0	G & WEESNER SUB B11-13 DIT HT 007 000 W46 2/3FT OF LOTS 19 20 & 21	1643 NW 14TH ST OKLAHOMA CITY
R061901300	DAVIS SHELBY M	No Data	No Data	2329 NW 37TH ST	OKLAHOMA CITY	OK	73112-7519	G & WEESNER SUB B11-13 DIT HT	7	0	G & WEESNER SUB B11-13 DIT HT 007 000 W46 2/3FT OF LOTS 17 & 18	1508 N BLACKWELDER AVE OKLAHOMA CITY
R061901560	YBARRA MARIA & MIGUEL	No Data	No Data	1639 NW 14TH ST	OKLAHOMA CITY	OK	73106-4424	G & WEESNER SUB B11-13 DIT HT	7	0	G & WEESNER SUB B11-13 DIT HT 007 000 MID 46 & 2/3FT OF LOTS 17 THRU 21	1639 NW 14TH ST OKLAHOMA CITY
R061901690	POTTS MONTE LADON	No Data	No Data	6719 E 66TH ST	TULSA	OK	74133-1706	G & WEESNER SUB B11-13 DIT HT	7	0	G & WEESNER SUB B11-13 DIT HT 007 000 E46 & 2/3FT OF LOTS 17 THRU 21	1635 NW 14TH ST OKLAHOMA CITY
R061829800	LUNA DOMINGA	No Data	No Data	1512 N BLACKWELDER AVE	OKLAHOMA CITY	OK	73106-2003	HADLOCKS AMENDED	2	6	HADLOCKS AMENDED 002 006 S45FT	1512 N BLACKWELDER AVE OKLAHOMA CITY
R062623770	1211 VENTURES LLC	No Data	No Data	1500 W I 240 SERVICE RD, Unit A15	OKLAHOMA CITY	OK	73159-8203	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 PT OF LOTS 10 11 & 12 BEG 98.2FT W OF SE/C LOT 12 TH W28.4FT N67FT E28.4FT S67FT TO BEG & PT OF LTS 10 11 & 12 BEG 126.6FT W OF SE/C LT 12 TH W43.4FT N67FT E43.4FT S67FT TO BE	1709 NW 14TH ST OKLAHOMA CITY
R062623762	WILLIAMS DAVID	WILLIAMS LORI	No Data	2323 SW 36TH ST	OKLAHOMA CITY	OK	73119-2722	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 E79FT LOT 9 & E79FT OF N8FT LOT 10	1505 N BLACKWELDER AVE OKLAHOMA CITY
R062623760	WILLIAMS DAVID	No Data	No Data	2323 SW 36TH ST	OKLAHOMA CITY	OK	73119-2722	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 W91FT LOT 9 & W91FT OF N8FT LOT 10	0 UNKNOWN OKLAHOMA CITY
R062624520	SIEVERT DONITA JAN & ROBERT	No Data	No Data	1348 CHAPEL ROYAL CT	MONUMENT	CO	80132	COLLEGE ADDITION	5	0	COLLEGE ADDITION BLK 005 LOT 035	1731 NW 14TH ST, Unit B OKLAHOMA CITY



**Oklahoma County Assessor's  
300ft Radius Report  
1/29/2024**

R062624600	VERDUGO LLC	No Data	No Data	2316 N BARNES AVE	OKLAHOMA CITY	OK	73107	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 LOTS 37 & 38 & THAT PT OF LOT 39 ADJ GATEWOOD AVE ON W	1729 NW 14TH ST OKLAHOMA CITY
R062624800	ALLEN KORY & LAUREN HUFFAKER	ALLEN KELLY J & KRISTIN A HILL	No Data	1707 HUNTINGTON AVE	NICHOLS HILLS	OK	73116	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 LOTS 43 & 44 & PT LOT 42 LYING E OF FOLLOWING LINE BEG 24.85FT E SW/C LOT 42 TH NWLY TO POINT 8.94FT E NW/C LOT 42	1715 NW 14TH ST OKLAHOMA CITY
R062624760	CIFUENTES ADAVILIA	No Data	No Data	1719 NW 14TH ST	OKLAHOMA CITY	OK	73106-2013	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 E PT OF LOT 40 BEING 16.06FT ON N & 0.15FT ON S ALL LOT 41 AND W PT OF LOT 42 BEING 8.94FT ON N & 24.85FT ON S	1719 NW 14TH ST OKLAHOMA CITY
R062623720	WILLIAMS DAVID & LORI	No Data	No Data	2323 SW 36TH ST	OKLAHOMA CITY	OK	73119-2722	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 LOTS 7 & 8	1509 N BLACKWELDER AVE OKLAHOMA CITY
R061828400	THE OKLAHOMA HERITAGE GROUP LLC	No Data	No Data	1600 NW 9TH ST	OKLAHOMA CITY	OK	73106	HADLOCKS AMENDED	2	6	HADLOCKS AMENDED 002 006 N95FT	1644 NW 15TH ST OKLAHOMA CITY
R061827000	CHATTOPADHYAY ADITYA BRAHMA	No Data	No Data	1636 NW 15TH ST	OKLAHOMA CITY	OK	73106	HADLOCKS AMENDED	2	5	HADLOCKS AMENDED 002 005	1636 NW 15TH ST OKLAHOMA CITY
R061825600	CAMERON BROCKTON	RAVIVARMA NIKETHA	No Data	1632 NW 15TH ST	OKLAHOMA CITY	OK	73106	HADLOCKS AMENDED	2	4	HADLOCKS AMENDED 002 004	1632 NW 15TH ST OKLAHOMA CITY
R062623640	VERDUGO LLC	No Data	No Data	3108 NW 18TH ST	OKLAHOMA CITY	OK	73107	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 LOTS 5 & 6	1515 N BLACKWELDER AVE OKLAHOMA CITY
R062623560	MARTINEZ ABDON	PINA MARIA CONCEPCION	No Data	4105 NW LIBERTY ST	OKLAHOMA CITY	OK	73107	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 E120FT OF LOTS 3 & 4	1517 N BLACKWELDER AVE OKLAHOMA CITY
R062624040	MASON REALTY INVESTORS LLC	No Data	No Data	1015 N BROADWAY AVE, Unit 130	OKLAHOMA CITY	OK	73102-5849	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 LOTS 23 & 24	1736 NW 15TH ST OKLAHOMA CITY
R062623960	MASON REALTY INVESTORS LLC	No Data	No Data	1015 N BROADWAY AVE, Unit 130	OKLAHOMA CITY	OK	73102-5849	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 ALL LOTS 20 THRU 22 & PT OF LOTS 18 & 19 LYING W OF FOLLOWING DESCRIBED LINE BEG 10.42FT E OF NW/C LOT 19 SWLY TO PT IN S LINE LOT 18 23.67FT W OF SE/C LOT 18	1724 NW 15TH ST OKLAHOMA CITY
R062623930	OKLA RY CO	No Data	No Data	0 Unknown	0 Unknown	NO	0	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 PT OF LTS 17 18 19 BEG AT A PT IN N LINE LT 18 9.39F W OF NE&C TH SWLY TO A PT 6 52FT E OF SW&C LT 17 TH W30 19FT TH NWLY TO PT 10.42FT E OF NW/C LT 19 TH E30 19FT TO BEG EXEM	0 UNKNOWN OKLAHOMA CITY



**Oklahoma County Assessor's  
300ft Radius Report  
1/29/2024**

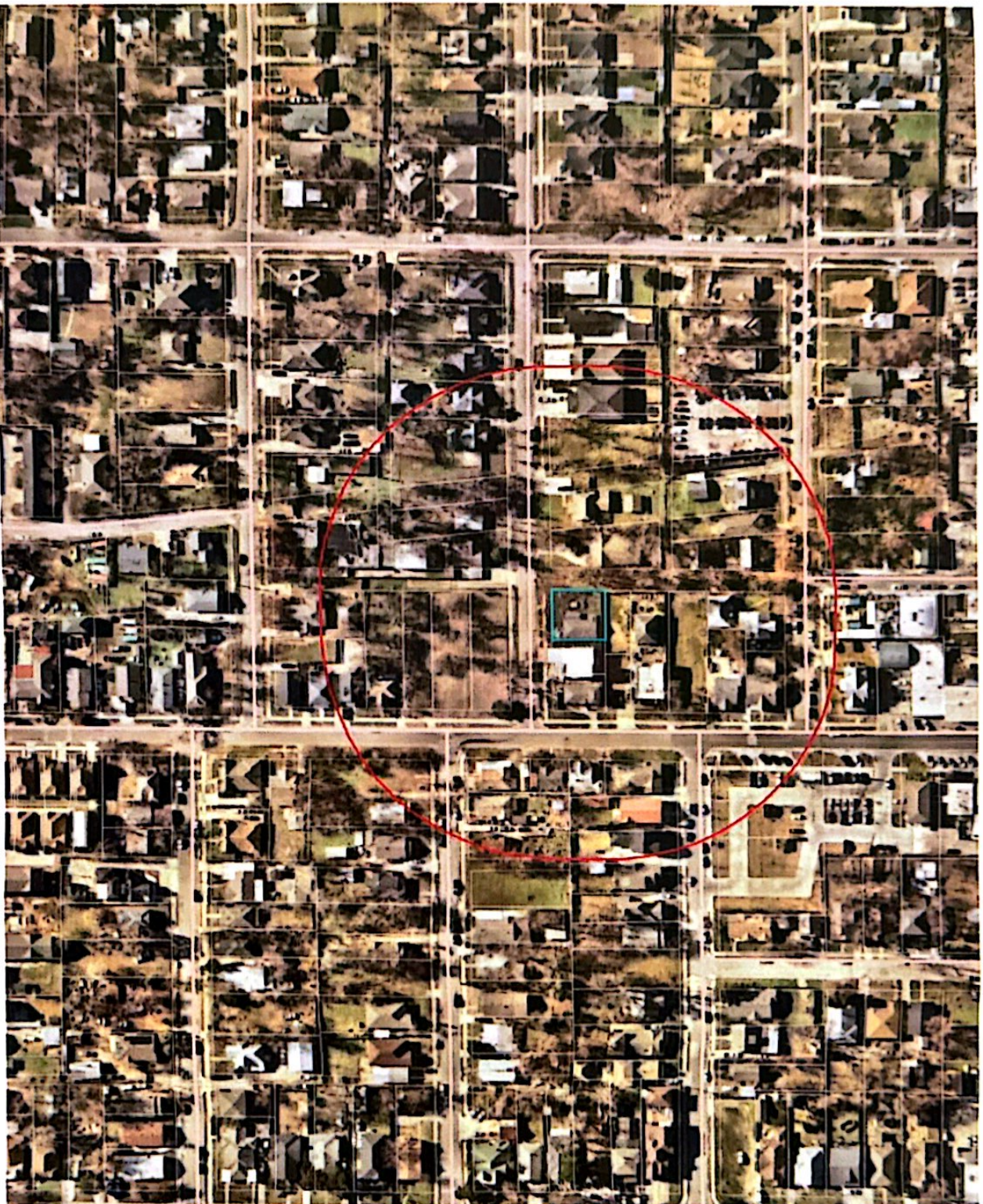
R062623900	KENWORTHY IRREV TRUST	No Data	No Data	2416 NW 18TH ST	OKLAHOMA CITY	OK	73107	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 PT OF LOTS 15 THRU 18 BLK 5 BEG 9.39FT W OF NE/C LOT 18 BLK 5 TH E50FT SELY140FT W50FT TO A PT 18.48FT W OF SE/C LOT 17 NWLY ALONG E LINE OF GATEWOOD AVE TO BEG	1720 NW 15TH ST OKLAHOMA CITY
R062623880	REID PROPERTIES LLC	No Data	No Data	PO BOX 30802	EDMOND	OK	73003	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 PT LTS 14 15 & 16 BEG AT NW/C LOT 14 TH SELY TO A PT IN S LINE OF LOT 14 13FT W OF SE/C W30.48FT TH NWLY TO A PT IN N LINE OF LOT 16 15.61FT E OF NW/C TH E34.39FT TO BEG	1718 NW 15TH ST OKLAHOMA CITY
R062623800	PLAZA 15 LLC	No Data	No Data	1218 NW 21ST ST	OKLAHOMA CITY	OK	73106	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 LOT 13 & BEG NE/C LOT 14 S140FT W TO A POINT 13FT W OF SE/C LOT 14 NWLY 141FT TO NW/C LOT 14 E25FT TO BEG	1714 NW 15TH ST OKLAHOMA CITY
R062623400	VRANA MAXWELL T	No Data	No Data	1521 N BLACKWELDER AVE	OKLAHOMA CITY	OK	73106	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 E 1/2 OF LOTS 1 & 2	1521 N BLACKWELDER AVE OKLAHOMA CITY
R062623480	UNITED BUILDING SPECIALTIES LLC	No Data	No Data	4104 WEDGEWOOD CREEK DR	OKLAHOMA CITY	OK	73179-1279	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 000 W/2 OF LOTS 1 & 2 & W50FT OF LOTS 3 & 4	1706 NW 15TH ST OKLAHOMA CITY
R061742970	16 LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146-1071	HAGENS RESUB ADD	1	0	HAGENS RESUB ADD 001 000 LOTS 21 & 22 PLUS PT OF VACATED R/W ADJ ON W BEING S140FT OF FOLLOWING DESCRIBED PROPERTY BEG AT NW/C LOT 24 BLK 2 IN UNIVERSITY HEIGHTS ADDN TH S450FT NW22.11FT N418.60FT NE2	1639 NW 15TH ST OKLAHOMA CITY
R061741980	16 LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146-1071	HAGENS RESUB ADD	1	0	HAGENS RESUB ADD 001 000 LOTS 19 & 20	1635 NW 15TH ST OKLAHOMA CITY
R062622560	STRUBLE PROPERTIES LLC	No Data	No Data	PO BOX 61071	OKLAHOMA CITY	OK	73146-1071	COLLEGE ADDITION	2	0	COLLEGE ADDITION 002 000 S12.5FT OF E110FT LOT 10 & E110FT OF LOTS 11 & 12	1601 N BLACKWELDER AVE OKLAHOMA CITY
R062622520	CJR HOLDINGS LLC	No Data	No Data	4401 KAREN	EDMOND	OK	73013	COLLEGE ADDITION	2	0	COLLEGE ADDITION 002 000 S17FT OF W60FT LOT 7 & W60FT OF LOTS 8 THRU 12	1610 N GATEWOOD AVE OKLAHOMA CITY
R062623320	PORTER WILLIAM KEITH	No Data	No Data	1609 N GATEWOOD AVE	OKLAHOMA CITY	OK	73106-2058	COLLEGE ADDITION	2	0	COLLEGE ADDITION 002 000 LOTS 41 & 42	0 UNKNOWN OKLAHOMA CITY
R062623330	PORTER WILLIAM KEITH	No Data	No Data	1609 N GATEWOOD AVE	OKLAHOMA CITY	OK	73106-2058	COLLEGE ADDITION	2	0	COLLEGE ADDITION 002 000 LOTS 43 & 44	1609 N GATEWOOD AVE OKLAHOMA CITY
R062624445	WALLER HOMES LLC	No Data	No Data	1735 NW 14TH ST, Unit B	OKLAHOMA CITY	OK	73106	COLLEGE ADDITION	5	34	COLLEGE ADDITION 005 034	1735 NW 14TH ST OKLAHOMA COUNTY



Oklahoma County Assessor's  
300ft Radius Report  
1/29/2024

R062623795	LORVIX LLC	C & E PROPERTIES LLC	No Data	1500 SW 74TH ST, Unit A15	OKLAHOMA CITY	OK	73159	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 BEG SE/C OF LOT 12 TH W51.60FT N67FT E51.60FT S67FT TO BEG	1701 NW 14TH ST OKLAHOMA CITY
R062623790	LORVIX LLC	C & E PROPERTIES LLC	No Data	1500 SW 74TH ST, Unit A15	OKLAHOMA CITY	OK	73159	COLLEGE ADDITION	5	0	COLLEGE ADDITION 005 BEG 51.60FT W OF SE/C LOT 12 W46.61FT N67FT E41.61FT S67FT TO BEG	1707 NW 14TH ST OKLAHOMA CITY
R061903510	SUTTON TRENT D TRUST	No Data	No Data	1638 NW 14TH ST	OKLAHOMA CITY	OK	73106-4425	G & WEESNER SUB B11-13 DIT HT	12	0	G & WEESNER SUB B11-13 DIT HT 012 000 W93 & 1/3FT OF LOTS 23 THRU 28	1638 NW 14TH ST OKLAHOMA CITY







THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-(number)

MASTER DESIGN STATEMENT

(02-07-24)

**PREPARED BY:**

1211 Ventures LLC  
*Rahi Razavi*  
*1500 SW 74<sup>TH</sup> ST STE A-15*  
OKC, OK 73159  
*405-664-6447*  
*lorvix@hotmail.com*

# **SPUD-(number) 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 “R-1 Single Family Residential” **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:

- Single-Family Residential (8200.14)
- Two-Family Residential (8200.16)

**1.1 Minimum Lot Size:** The minimum lot size within this SPUD shall be 1,600 SF.

**1.2 Minimum Lot Width:** The minimum lot width within this SPUD shall be 25 feet.

2. **Maximum Building Height:** Maximum height of any building shall be 35 feet.

3. **Maximum Building Size:** The maximum lot coverage within this SPUD shall be 80%.



**4. Maximum Number of Buildings:** Up to two (2) buildings/SPUD area

**5. Building Setback Lines**

Setbacks between internally divided parcel shall be zero (0) feet

Garages facing NW 14TH ST shall be setback at least 18 feet of sidewalk.

Front Yard: 15 feet

Rear Yard: 10 feet

Internal: None (0)

Side Yard: None (0)

Corner Side Yard: None (0)

**6. Sight-proof Screening:** Site contains an existing 6' wood privacy fence on West side, and a 6' wood panel privacy on the East side. No less than a four-foot and greater than an eight-foot high fence or wall shall be required along the West and East boundaries of this parcel where it is adjacent to any residential use. Said wall shall be constructed of chain-link, stucco, brick, stone, wood, or iron and /or any combination thereof

**7. Landscaping:** The subject parcel shall meet all requirements of the Oklahoma City Municipal Code, 2020, as amended.

**8. Signs:** The subject parcel shall meet all requirements of the Oklahoma City Municipal Code, 2020, as amended

**9. Access:** The subject parcel may take access by a minimum of two (2) drives from NW 14TH ST. 20' driveway per structure shall be permitted.

**10. Sidewalks:** Five-foot sidewalks shall be constructed on NW 14th St sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

**II. Other Development Regulations:**

**1. Architecture:**

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30%

EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. **Parking:** The subject parcel shall meet the requirements of the Oklahoma City Municipal Code, 2020, as amended, with the exception that a minimum one off-street parking space be provided per dwelling unit and that garages shall count toward meeting the minimum parking requirements, provided each parking space in a garage or off-street shall be a minimum of 8½ feet wide by 18 feet deep.
3. **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: Site Plan

Exhibit C: Easements and Lots

**Exhibit A**

**Full Legal Description**

COLLEGE ADDITION 005 000 PT OF LOTS 10 11 & 12 BEG 98.2FT W OF SE/C LOT 12  
TH W28.4FT N67FT E28.4FT S67FT TO BEG & PT OF LTS 10 11 & 12 BEG 126.6FT W  
OF SE/C LT 12 TH W43.4FT N67FT E43.4FT S67FT TO BEG



EXHIBIT B: PROPOSED SITE

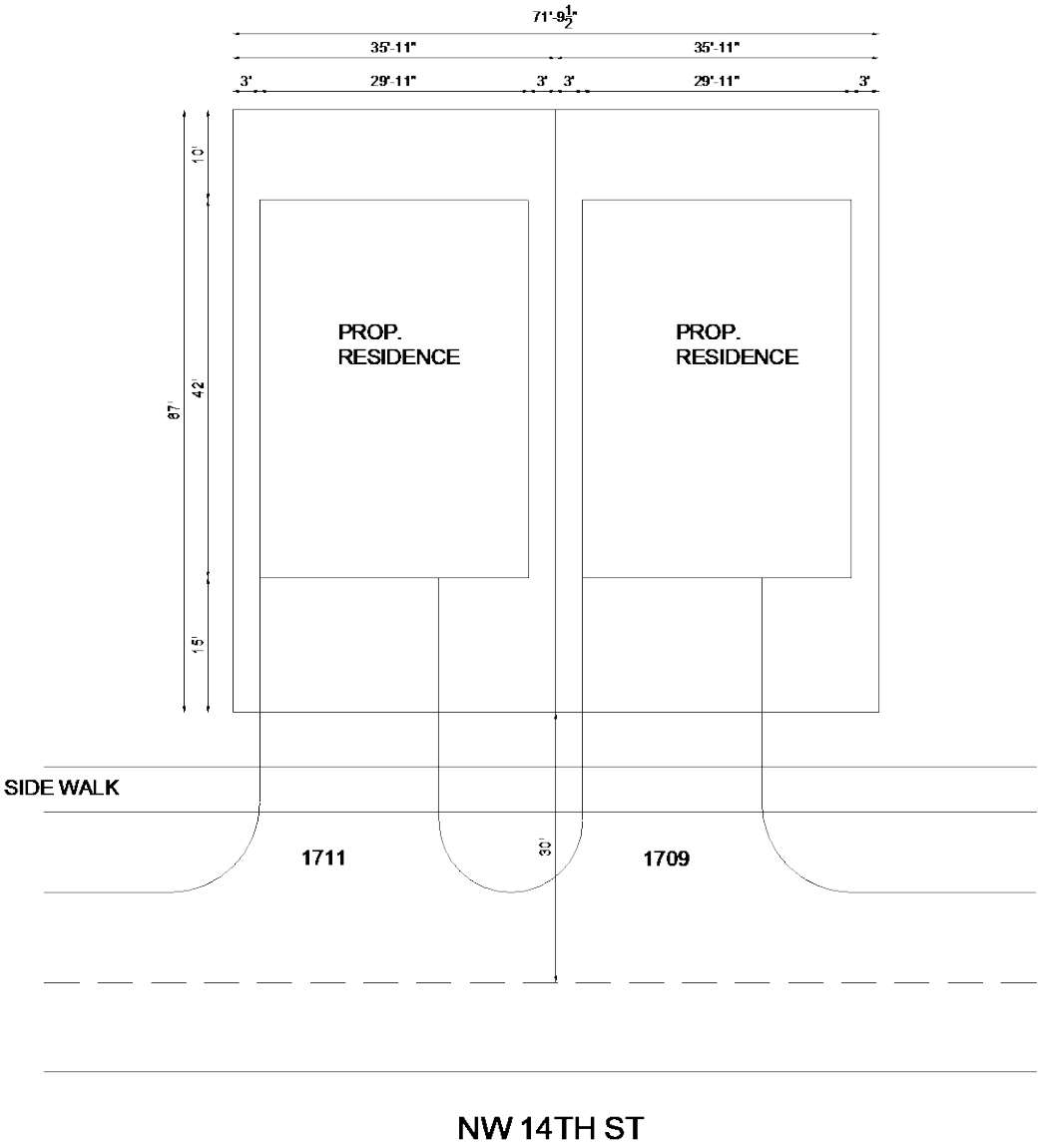


EXHIBIT C: Proposed Easements and Lots

