



**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>

Staff Use Only:	10968
Case No.: PC	_____
File Date:	2-25-25
Ward No.:	W2
Nbhd. Assoc.:	-----
School District:	Putnam City
Extg Zoning:	C-3
Overlay:	_____

## APPLICATION FOR REZONING

**Redistricting**

~~3716~~  
~~3720~~ Cromwell Ave.

Project Name  
~~3716~~  
~~3720~~ Cromwell Ave. Oklahoma City, OK 73112

Address / Location of Property to be Rezoned  
 C-3

Rezone from ~~R-2~~ to R-1

Purpose Statement / Proposed Development

~~R-2X~~ R-1

Proposed Zoning District

~~R-2X~~ undeveloped

Present Use of Property

6,848

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.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- 7.) A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

**Property Owner Information (if other than Applicant):**

Harned Holdings LLC

Name

4625 NW 33rd Terracc

Mailing Address

Oklahoma City, OK 73122

City, State, Zip Code

405-550-7951

Phone

dane.sbsnorman@gmail.com

Email



Signature of Applicant

Elevation Homes LLC

Applicant's Name (please print)

1857 Tall Grass Court

Applicant's Mailing Address

Edmond, OK 73012

City, State, Zip Code

405-209-7009

Phone

info@elevationhomesok.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.



Stewart Title of Oklahoma, Inc.  
701 N. Broadway, # 300  
Oklahoma City, OK 73102

# WARRANTY DEED

Deed presented for filing by: Stewart Title of Oklahoma, Inc.  
**File No.: 1850271**  
Stewart Title Guaranty Company

**Know All Men by These Presents:**

THAT, **Amity Lodge No. 473, Ancient Free and Accepted Masons of the State of Oklahoma**, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto **Harned Holdings, LLC**, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

Lots Twenty-five (25) and Twenty-six (26), in Block Eight (8), of BROAD VIEW HEIGHTS ADDITION, Being a Subdivision of Blocks 65, 66, 67 and 68 of the Amended Plat of Brooklyn Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

and

Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Ten (10), in Block Eight (8), of BROAD VIEW HEIGHTS ADDITION, Being a Subdivision of Blocks 65, 66, 67 and 68 of the Amended Plat of Brooklyn Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**See attached Exhibit A for Lodge Minutes giving Gene McKelvey sale authority**

TAX ID No.: 142649000

4625 NW 33rd Terr. OHC, OK 73122

Grantee's Mailing Address: ~~Unknown, Oklahoma City, OK 73118~~

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

**TO HAVE AND TO HOLD** said described premises unto the said forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. **SUBJECT** to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Secretary this 22nd day of December, 2022

Amity Lodge No. 473, Ancient Free and Accepted Masons of the State of Oklahoma

*Gene McKelvey*  
Gene McKelvey, Secretary

1850271  
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 22nd day of December, 2022, personally appeared, ~~Gene McKelvey, Secretary~~, of the Amity Lodge No. 473, Ancient Free and Accepted Masons of the State of Oklahoma, to me well known to be the identical person who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said person for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

*Wendy Williams*  
Wendy Williams  
Commission Expires: 12/02/24



RETURN TO:  
Stewart Title of Oklahoma, Inc.  
5651 N Classen Blvd, Suite 100  
Oklahoma City, OK 73118

Exhibit A

LODGE MINUTES

Oklahoma City, Oklahoma

October 11, 2022

Amity Lodge No. 473 A.F. & A.M. met in Stated Communication with Officers, Members and Visitors present as reflected in the Tylers Recorder. The Lodge was opened on the M/M Degree in ancient Form under the Usual Masonic Restrictions.

Minutes of the Stated Communication of September 27<sup>th</sup> were read and approved.

Correspondence: None

No Bills to present.

Secretary reported that Mr Dane Harned, had increased his offer on our vacant lots to \$100,000.00. The membership had been notified that the proposal to sell the following lots, would be open for discussion and vote at this meeting:

Broadview Heights 008 000 LOTS 25 & 26  
Broadview Heights 008 000 LOT 5 - 10 EX E25FT

Located in Oklahoma City, Oklahoma.

After thorough discussion, W: Oren Truitt moved to accept the proposal to sell the above described lots. Motion was approved by W: David Engebretson and approved unanimously.

Motion to have our Secretary, Gene McKelvey be the Lodge representative for the sale of the property and sign all documents pertaining there to.

Under Sickness and Distressed: W: Edds gave an update on his wife's treatment.

Comments for the Good of Masonry were offered by W: Oren Truitt.

With no further business to consider, the lodge was closed in Ancient Form, Peace and Harmony Prevailing.

Approved: October 25, 2022

*Gene McKelvey* Secy

*Mark D. Bushere* W:M:

#17 + #18

# **3716 Cromwell Ave Legal Description**

BROADVIEW HEIGHTS BLK Block: 08 LOTS: 25&26

**LETTER OF AUTHORIZATION**

I, Dane Harned, authorize,

Chris Knox / Brandon Obama to make application for municipal

Designated Representative

approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

3716

~~3716~~ Cromwell Ave Okl, Ok 73112

Broadview Heights Blk. 08 Lots 25+26

By: Dane L. Harned

Title: Owner

Date: January 30, 2025

**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 30 day of January, 20 25

Dana W. Hordden  
Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,  
County of Oklahoma, on the 30<sup>th</sup> day of January, 20 25.

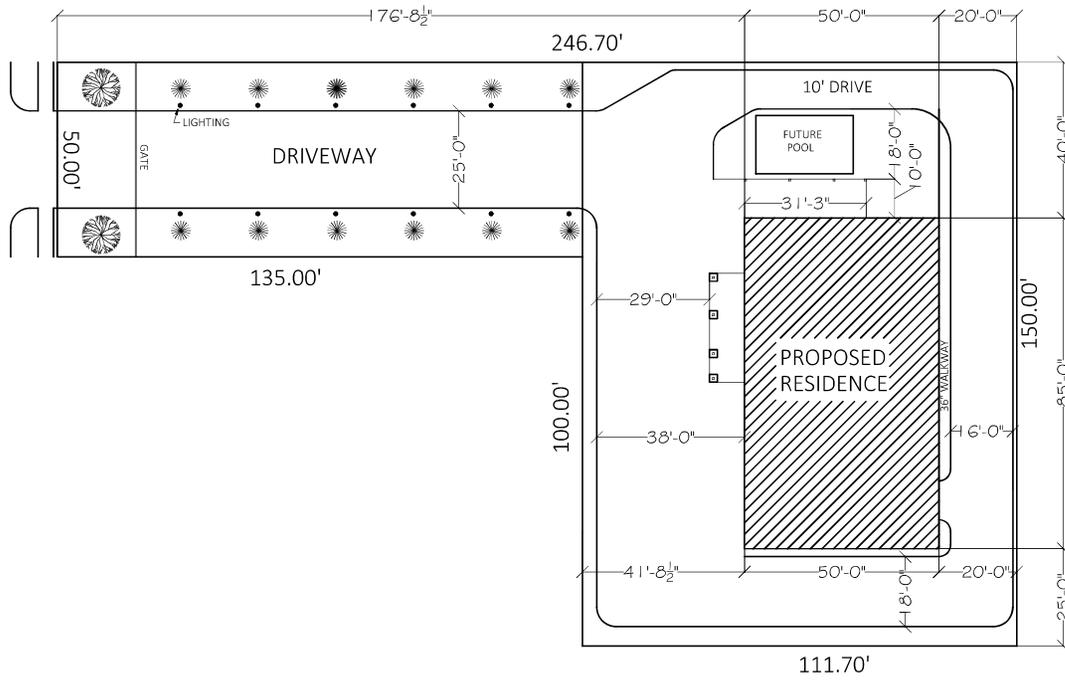
My Commission Expires:

5/2/28

[Signature]  
Notary Public  
Commission # 24005920



name1	mailingaddress1	city	state	zipcode	legal
BARRERA YESENIA ZAPATA	3804 NEWPORT ST	OKLAHOMA CITY	OK	73112	BROADVIEW HEIGHTS 002 000 LOTS 17 & 18
ROMASZ SHIRLEY ROSE	3805 N CROMWELL AVE	OKLAHOMA CITY	OK	73112	BROADVIEW HEIGHTS 002 000 LOTS 11 & 12 & N10FT LOT 13
WEIR JANE A	3940 NW 46TH ST	OKLAHOMA CITY	OK	73112-2253	BROADVIEW HEIGHTS 001 000 LOTS 11 THRU 14 EX A TR ON E SIDE BEING 56.85FT ON N SIDE 40FT ON S SIDE & 100FT ON E SIDE
STATE OF OKLA DEPT OF HWYS	200 NE 21ST ST	OKLAHOMA CITY	OK	73105	BROADVIEW HEIGHTS 001 000 A STRIP OF LAND LYING ON E SIDE OF LOTS 11 THRU 14 BEING 56.85FT ON N SIDE 40FT ON S SIDE & 100FT ON E SIDE EXEMPT
HUYEN STEVEN	3809 N CROMWELL AVE	OKLAHOMA CITY	OK	73112-6327	BROADVIEW HEIGHTS 002 000 LOTS 9 & 10
AMITY LODGE 473	3415 NW 36TH ST	OKLAHOMA CITY	OK	73112	BROADVIEW HEIGHTS 008 000 LOTS 16 THRU 24 EXEMPT
CITY PARK		0 Unknown	NO	0	UNPLTD PT SEC 24 12N 4W 000 000 NW4 EX TR 300FT N & S BY 630F E & W IN SE&C EXEMPT
BINS PROPERTIES LLC	3431 NW 36TH ST	OKLAHOMA CITY	OK	73112	BROADVIEW HEIGHTS 007 000 S15FT OF E85FT LOT 12 PLUS E85FT LOTS 13 & 14 & N8FT OF E85FT LOT 15
BINS PROPERTIES LLC	3431 NW 36TH ST	OKLAHOMA CITY	OK	73112	BROADVIEW HEIGHTS 007 000 W50FT OF S15FT LOT 12 PLUS W50FT LOTS 13 & 14 & N8FT OF W50FT LOT 15
GEAR EXCHANGE LLC	3401 NW 36TH ST	OKLAHOMA CITY	OK	73112	BROADVIEW HEIGHTS 008 000 LOTS 11 THRU 15 EX E25FT
BAILEY INSURANCE GROUP LLC	130 N BROADWAY AVE STE 100	SHAWNEE	OK	74801	BROADVIEW HEIGHTS 007 000 LOTS 16 THRU 20
HAMMY PROPERTIES LLC	3425 HEMLOCK LN	OKLAHOMA CITY	OK	73120-5601	BROADVIEW HEIGHTS 007 000 S7FT LOT 9 & ALL LOTS 10 & 11 PLUS N10FT LOT 12
GOOD HEAD HOMES LLC	PO BOX 12817	OKLAHOMA CITY	OK	73157-2817	BROADVIEW HEIGHTS 007 000 ALL LOTS 21 & 22 PLUS S10FT LOT 23
SAN DUC	3711 N CROMWELL AVE	OKLAHOMA CITY	OK	73112	BROADVIEW HEIGHTS 007 000 S17FT LOT 7 & ALL LOT 8 & N18FT LOT 9
GONZALEZ AARON	4113 CANTLE CIR	OKLAHOMA CITY	OK	73120-6039	BROADVIEW HEIGHTS 007 000 N15FT LOT 23 & ALL LOT 24 PLUS S20FT LOT 25
PHAM LINH	3717 N CROMWELL AVE	OKLAHOMA CITY	OK	73112-6325	BROADVIEW HEIGHTS 007 000 S2FT LOT 4 ALL LOTS 5 & 6 & N8FT LOT 7
HARNED HOLDINGS LLC	4625 NW 33RD TERR	OKLAHOMA CITY	OK	73122	BROADVIEW HEIGHTS BLK 008 LOTS 5 THRU 10 EX E25FT
HARNED HOLDINGS LLC	4625 NW 33RD TERR	OKLAHOMA CITY	OK	73122	BROADVIEW HEIGHTS BLK 008 LOTS 25 & 26
DANG LINDA CUC	3722 NEWPORT ST	OKLAHOMA CITY	OK	73112-6330	BROADVIEW HEIGHTS 007 000 NSFT LOT 25 & ALL LOTS 26 & 27 & S5FT LOT 28
COLEY PROPERTIES LLC	3866 MASHPEE ST	FRISCO	TX	75034	BROADVIEW HEIGHTS 008 000 LOTS 27 & 28
TRUONG LAI THI	3721 N CROMWELL AVE	OKLAHOMA CITY	OK	73112-6325	BROADVIEW HEIGHTS 007 000 S14FT LOT 2 ALL LOT 3 & N23FT LOT 4
HO HIEN HOANG	3726 NEWPORT ST	OKLAHOMA CITY	OK	73112-6330	BROADVIEW HEIGHTS 007 000 N20FT LOT 28 & ALL LOT 29 & S15FT LOT 30
SLEEPER JULIAN R & IDABELLE J	3725 N CROMWELL AVE	OKLAHOMA CITY	OK	73112-6325	BROADVIEW HEIGHTS 007 000 ALL LOT 1 & N11FT LOT 2 & S29FT VAC NW 37TH ST ADJ ON N
COLEY PROPERTIES LLC	3866 MASHPEE ST	FRISCO	TX	75034	BROADVIEW HEIGHTS 008 000 LOTS 1 THRU 4 EX E25FT
COLEY PROPERTIES LLC	3866 MASHPEE ST	FRISCO	TX	75034	BROADVIEW HEIGHTS 008 000 LOTS 29 & 30
MKE PANDA LLC SERIES B	4500 MEMORY LN	OKLAHOMA CITY	OK	73112	BROADVIEW HEIGHTS 007 000 N10FT LOT 30 PLUS A TR 50FT N&S BY 135FT E&W ADJ LOT 30 ON N
SCHNITZER DAVID & PAULA TRS	3729 N CROMWELL AVE	OKLAHOMA CITY	OK	73112-6325	BROADVIEW HEIGHTS 002 000 S15FT LOT 13 & ALL LOT 14 & N31FT VAC NW 37TH ST ADJ ON S
NELSON ANTHONY CHARLES & PATSY ANN TRS	3800 NEWPORT ST	OKLAHOMA CITY	OK	73112-6332	BROADVIEW HEIGHTS 002 000 LOTS 15 & 16 PLUS A TR ADJ ON S 10FT N&S BY 135FT E&W
CROMWELL HOLDINGS LLC	11217 W RENO AVE	YUKON	OK	73099	BROADVIEW HEIGHTS 001 000 PT OF LOTS 8 THRU 10 & 17 THRU 26 BEG 56.8FT W OF SE/C LOT 10 TH NWLY 284.22FT W13.16FT S250FT E135FT N50FT E79.85FT TO BEG PLUS ALL OF LOTS 15 & 16



HARNED HOUSE

BROADVIEW HEIGHTS  
 BLOCK 08  
 LOTS 5-10 & 25,26

C.I.O