



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 REZONING

Redistricting

Lots 7, 8 of BLK 9, Chester Hill Rezoning

Project Name

212 NW 95th St

Address / Location of Property to be Rezoned

Office/Warehouse/Storage

Purpose Statement / Proposed Development

I-1

Proposed Zoning District

Case No.:	PC 10881
File Date:	16 MAR'23
Ward No.:	7
Nbhd. Assoc.:	MUSTARD SEED
School District:	OKC
Extg Zoning:	R-1
Overlay:	---

Vacant

Present Use of Property

7,000 sq ft

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):

Oklahoma Air Conditioning

Name

POBox 14914

Mailing Address

OKC, OK 73113

City, State, Zip Code

405-361-7823

Phone

oklaair@sbcglobal.net

Email

Signature of Applicant

David Kaserman

Applicant's Name (please print)

2707 NW 68th St

Applicant's Mailing Address

OKC, OK, 73116

City, State, Zip Code

405-921-9623

Phone

dakaserman@aol.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.

WARRANTY DEED

(Statutory Form)

Doc # 2001156841
Bk 8254
Pg 36-36
DATE 11/05/01 15:20:01
Filing Fee \$13.00
Documentary Tax \$238.50
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

KNOWN ALL MEN BY THESE PRESENTS:

THAT Dakota Wall Resources, L.L.C.

party of the first part, in consideration of the sum of TEN & NO/100

dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, he do hereby grant, bargain, sell and convey unto Oklahoma Air Conditioning and Air Duct Cleaning, Inc.

Mail Tax Statement to: P.O. Box 14914
Oklahoma City, OK 73113

party of the second part, the following real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

Lots One (1) thru Eight (8) of Block Nine (9) in CHESTER HILL ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

CAPITOL ABSTRACT AND TITLE COMPANY
1608 N.W. EXPRESSWAY
OKLAHOMA CITY, OKLAHOMA 73118

Capitol Abstract & Title Co.
#01090385 Jackie Hatton

TAX I.D. NUMBER: 131086170

200 NW 95th, OKC, OK 73114

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

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 part y of the second part, Oklahoma Air Conditioning and Air Duct Cleaning, Inc.

heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgements, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 2nd day of November, 2001 .

Dakota Wall Resources L.L.C

By:

Joanne G. Bradley, Manager

STATE OF Oklahoma)

) SS.

INDIVIDUAL ACKNOWLEDGMENT

COUNTY OF Oklahoma)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 2nd day of November, 2001, personally appeared Dakota Wall Resources, L.L.C. by Joanne G. Bradley, Manager

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: July 2nd, 2002

Jackie Hatton
Notary Public

LEGAL DESCRIPTION: Lot Seven (7) & Lot Eight (8) of Block Nine (9), CHESTER HILL ADDITION, Oklahoma City, Oklahoma County, Oklahoma; according to the recorded plat thereof.

Letter of Authorization from Property Owner Listing Designated Representative

To the City of Oklahoma City & all Representatives thereto:

I, Mark Kaserman, an officer and authorized representative of Oklahoma Air Conditioning and Air Duct Cleaning, Inc. hereby authorize and appoint David Kaserman to represent our company in all matters related to the rezoning of certain property described as:

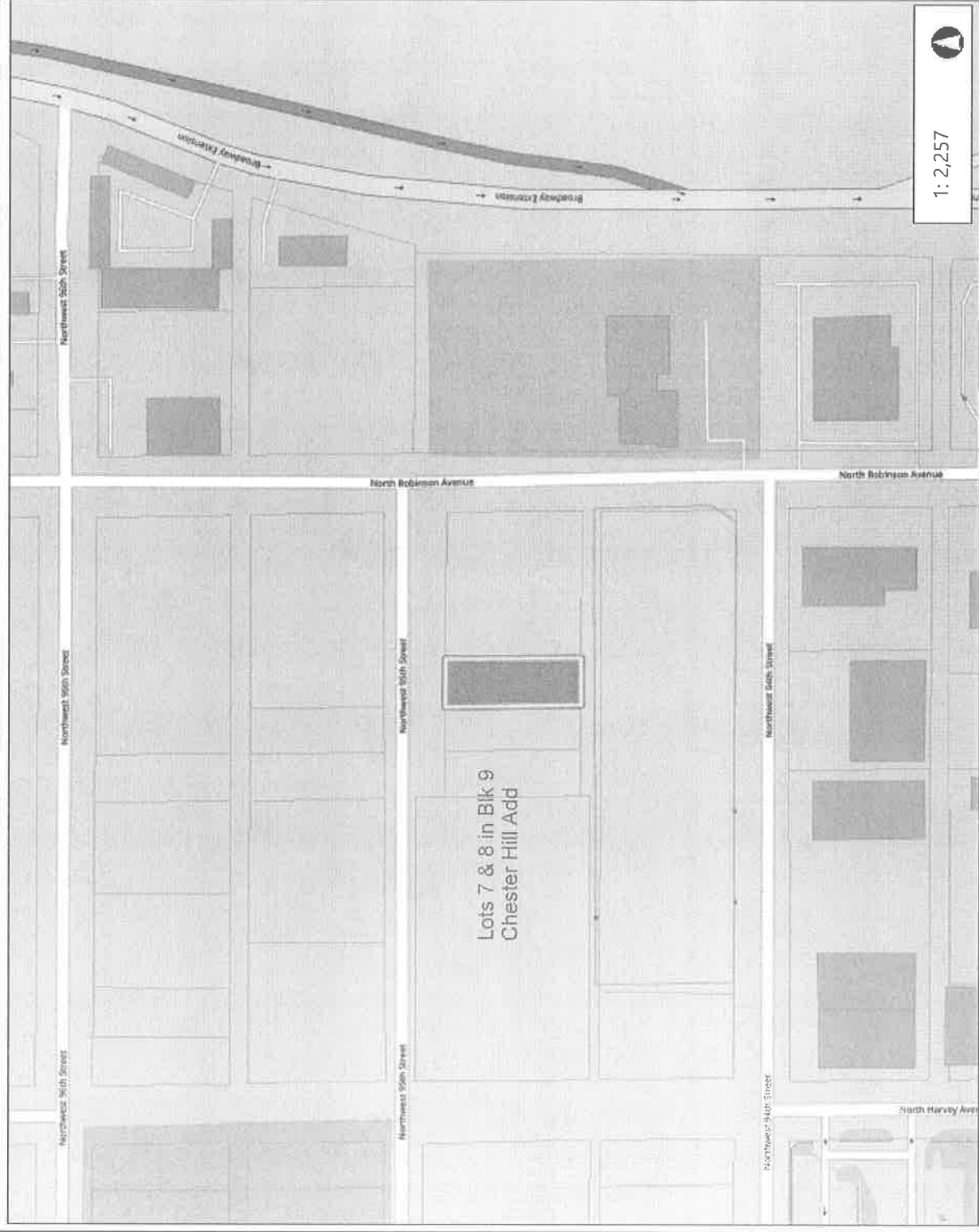
Lots Seven (7) and Lots Eight (8) in Block Nine (9) of Chester Hill Addition.

Oklahoma County Assessor Account: R131086170

Mark Kaserman

Oklahoma Air Conditioning and Air Duct Cleaning

Oklahoma County Assessor



1:2,257

- Legend**
- Sections (>1:40,000)
 - Parcels
 - OK County Boundary



Notes

Lots 7 & 8 Block 9 Chester Hill Add

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION


WGS_1984_Web_Mercator_Auxiliary_Sphere
© OpenStreetMap contributors

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 8 day of March, 2023


Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 8 day of March, 2023.

My Commission Expires:

6/21/2025


Notary Public

Commission # 17005760



Property Address	Legal Description	Owner	Mailing Address
208 NW 95th	Lots 11 & 12, Block 9 Chester Hill Addition	201 Seventy LLC	201 NE 70th St, OKC, OK 73105
230 NW 95th	Lots 13 thru 24, Block 9 Chester Hill Addition	Hallett Peak Property LLP	2123 SW 119th ST, OKC, OK 73170
308 NW 95th	Lots 1-14, Block 10 Chester Hill Addition	Chester Hill LLC	9701 Broadway Extension, OKC, OK 73114-6316
9601 N Robinson	Lots 42 thru 48, Block 8 Chester Hill Addition	Garrett Warehouse LLC	9701 Broadway Extension, OKC, OK 73114-6316
205 NW 95th	Lots 39 thru 41, Block 8 Chester Hill Addition	Garrett and Company LLC	9701 Broadway Extension, OKC, OK 73114-6316
207 NW 95th	Lots 37, 38, Block 8 Chester Hill Addition	Garrett and Company LLC	9701 Broadway Extension, OKC, OK 73114-6316
209 NW 95th	Lots 31-36, Block 8 Chester Hill Addition	Garrett and Company LLC	9701 Broadway Extension, OKC, OK 73114-6316
239 NW 95th	Lots 25-30 Block 8 Chester Hill Addition	Garrett and Company LLC	9701 Broadway Extension, OKC, OK 73114-6316
208 NW 96th	Lots 1-10, Block 8 Chester Hill Addition	Garrett and Company LLC	9701 Broadway Extension, OKC, OK 73114-6316
210 NW 96th	Lots 11-12, Block 8 Chester Hill Addition	Garrett and Company LLC	9701 Broadway Extension, OKC, OK 73114-6316
212 NW 96th	Lots 13-16, Block 8 Chester Hill Addition	Garrett and Company LLC	9701 Broadway Extension, OKC, OK 73114-6316
232 NW 96th	Lots 17-20, Block 8 Chester Hill Addition	Garrett and Company LLC	9701 Broadway Extension, OKC, OK 73114-6316
240 NW 96th	Lots 21 -22, Block 8 Chester Hill Addition	Poole, Rodney A & Mary	3128 Pine Ridge Road, OKC, OK 73120-5918
248 NW 96th	Lots 23-24, Block 8 Chester Hill Addition	Garrett and Company LLC	9701 Broadway Extension, OKC, OK 73114-6316
Unknown Address	Lots 23-29 Block 3 & Lots 15-22, Block 2 Ekdol Heights	Garrett and Company LLC	9701 Broadway Extension, OKC, OK 73114-6316
9500 N Robinson	Lots 15 -30 Block 3 Ekdol Heights Addition	9500 North Robinson LLC	1915 Park St, Houston, TX 77019
229 NW 94th	Lots 29-48 Block 9 Chester Hill Addition	Hallett Peak Property LLP	2123 SW 119th ST, OKC, OK 73170
245 NW 95th	Lots 25-28, Block 9 Chester Hill Addition	Garrett and Company LLC	9701 Broadway Extension, OKC, OK 73114-6316
206 NW 95th	Lots 9-10, Block 9 Chester Hill Addition	Oklahoma Air Conditioning	PO Box 14914, OKC, OK 73113-0914
200 NW 95th	Lots 1-6, Block 9 Chester Hill Addition	Oklahoma Air Conditioning	PO Box 14914, OKC, OK 73113-0914
9412 N Robinson	Lots 15-22, Block 1 Colters Sub Ekdol	Intl Union of Operating Engineers	9412 N Robinson, OKC, OK 73114-3618
9421 N Robinson	Lots 1-6, Block 12 Chester Hill Addition	SMB Properties LLC	9421 N Robinson, OKC, OK 73114-3619
216 NW 94th	Lots 7-11, Block 12 Chester Hill Addition	West Britton Road Properties LLC	225 W. Britton Rd, OKC, OK 73114-3627
220 NW 94th	Lots 12-24, Block 12 Chester Hill Addition	West Britton Road Properties LLC	225 W. Britton Rd, OKC, OK 73114-3627
301 NW 94th	Lots 47-48, Block 10 Chester Hill Addition	Blevins Investments LLC	2624 Dorchester Dr, OKC, OK 73120-4506
305 NW 94th	Lots 41-46, Block 10 Chester Hill Addition	Three O Five NW Ninety Forth LLC	816 NW 42nd St, OKC, OK 73118-6803
341 NW 96th	Lots 1-48, Block 3 Chester Hill Addition	Garrett and Company LLC	9701 Broadway Extension, OKC, OK 73114-6316
9608 N Robinson	Lots 17 thru 22, Blocks 3 & 4 Ekdol Heights	Mr Brown Family LP	15513 Park Lake Rd, Edmond, OK 73013-9508