



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

Design Build Masonry

Project Name

9020 N. I-35 Service Road

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

commercial, construction services and warehouse development

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: SPUD - 1433

File Date: 9Jun'22

Ward No.: 7

Nbhd. Assoc.: none

School District: Oakdale OKC

Extg Zoning: C-3

Overlay: none

1.49 acres

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):

Design Build Masonry, LLC

Name

101 West 1st Street

Mailing Address

Edmond, OK 73003

City, State, Zip Code

Phone

Email

Signature of Applicant

Grubbs Consulting, LLC

Applicant's Name (please print)

1800 S. Sara Road

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-265-0641

Phone

mark.grubbs@gc.okc.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.

EXHIBIT A

LEGAL DESCRIPTION

DESIGN BUILD MASONRY

9020 N. INTERSTATE 35 SERVICE ROAD

A part of the Northeast Quarter of Section 31, Township 13 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest Corner of said NE/4, said point being a 3/8 inch iron pin;

THENCE S 00°35'11" E, along the West line of said NE/4, a distance of 840.72 feet to a point;

THENCE N 89°24'49" E a distance of 214.01 feet to the point of beginning; said point being a 3/8 inch iron pin on the Easterly right-of-way line of Interstate Highway 35;

THENCE S 27°14'08" W, along said Easterly right-of-way line, a distance of 325.00 feet to a 3/8 inch iron pin;

THENCE S 80°30'29" E a distance of 210.00 feet to a 3/8 inch iron pin;

THENCE N 27°14'08" E a distance of 325.00 feet to a 3/8 inch iron pin;

THENCE N 80°30'29" W a distance of 210.00 feet to the POINT OF BEGINNING, containing 65,000 square feet or 1.4922 acres, more or less.

**George R (Trey) III &/or Crystal Hiersche  
4601 Karen Drive  
Edmond, OK 73013**

April 13, 2022

City of Oklahoma City  
Planning & Zoning Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

**RE: Letter of Authorization for Rezoning Property at 9020 N. I-35 Service Road in  
Oklahoma City, Oklahoma County, Oklahoma**

To Whom It May Concern:

We hereby authorize Grubbs Consulting, LLC to act as agent on our behalf in the preparation, filing and representation of the SPUD Simplified Planned Unit Development rezoning application described above to the City of Oklahoma City.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Crystal Hiersche", written over a horizontal line.



(Limited Liability Company Form)  
**WARRANTY DEED**  
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT Wabi Sabi West, LLC, an Oklahoma limited liability company, party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto George Rudolph Hiersche, III and Crystal Hiersche, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 parties of the second part, its successors, heirs 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered May 7, 2021.

Wabi Sabi West, LLC, an Oklahoma limited liability company

BY:

Kristine Satterlee  
Member-Manager

The State of OKLAHOMA

LLC ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 7<sup>TH</sup> day of May, 2021, personally appeared Kristine Satterlee, Member-Manager of Wabi Sabi West, LLC, an Oklahoma limited liability company, to me known to be the identical person who signed the name of the maker thereof to the within foregoing instrument as its Member-Manager, 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.

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



Notary Public in and for the State of OKLAHOMA

Notary's Printed Name: \_\_\_\_\_

Notary's Commission Expires: \_\_\_\_\_

Mail Deed and Tax Statements To:  
George Rudolph Hiersche, III and Crystal Hiersche  
4601 Karen Drive  
Edmond, OK 73013

Presented for filing by and return to:  
Chicago Title Oklahoma Co.  
210 Park Ave, Ste 210  
Oklahoma City, OK 73102  
File No.: 710702100218  
Title Insurance Commitment, if any, issued by:  
Chicago Title Insurance Corp.

**EXHIBIT "A"**  
Legal Description

For Tax Map ID(s): 141612510

A part of the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the Northwest corner of said Northeast Quarter (NE/4), said point being a 3/8 inch iron pin; thence South 00°35'11" East, along the West line of said Northeast Quarter (NE/4), a distance of 840.72 feet to a point; thence North 89°24'49" East a distance of 214.01 feet to the point of beginning, said point being a 3/8 inch iron pin on the Easterly right-of-way line of Interstate Highway 35; thence South 27°14'08" West, along said Easterly right-of-way line, a distance of 325.00 feet to a 3/8 inch iron pin; thence South 80°30'29" East a distance of 210.00 feet to a 3/8 inch iron pin; thence North 27°14'08" East a distance of 325.00 feet to a 3/8 inch iron pin; thence North 80°30'29" West a distance of 210.00 feet to the point of beginning.

## Ownership List Certificate

)  
State of Oklahoma  
County of Cleveland ) SS

The undersigned bonded abstractor does hereby certify that the foregoing list of names represents the grantees shown in the most recent conveyances of record. The abstractor does not guarantee the validity of the title of such parties and this instrument is not intended to guarantee title thereto. These conveyances are shown of record in the office of the County Clerk, Oklahoma County, Oklahoma together with the legal description and mailing addresses as shown by the County Assessor of each of the following parcels of land:

A 1400 ft radius of property owners surrounding the following described property, to wit:

*A part of the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the Northwest corner of said Northeast Quarter (NE/4), said point being a 3/8 inch iron pin; thence South 00°35'11" East, along the West line of said Northeast Quarter (NE/4), a distance of 840.72 feet to a point; thence North 89°24'49" East a distance of 214.01 feet to the point of beginning, said point being a 3/8 inch iron pin on the Easterly right-of-way line of Interstate Highway 35; thence South 27°14'08" West, along said Easterly right-of-way line, a distance of 325.00 feet to a 3/8 inch iron pin; thence South 80°30'29" East a distance of 210.00 feet to a 3/8 inch iron pin; thence North 27°14'08" East a distance of 325.00 feet to a 3/8 inch iron pin; thence North 80°30'29" West a distance of 210.00 feet to the point of beginning;*

In witness whereof, Chicago Title Oklahoma Co., has caused by these Presents to be executed by its Vice-President and its Corporate Seal affixed.

EXECUTED at Oklahoma City, Oklahoma, May 27, 2022 at 7:30 A.M.

Chicago Title Oklahoma Co.

By:

*Charles Francis*

Vice President, Charles Francis

Date Prepared: April 20, 2022; Updated June 6, 2022  
Order Number 710512201408



Name	Mailing Address	City	State	Zip	Subname	Block	Lot	Legal
JOBE 35 LLC	3509 OLD GEORGETOWNE RD	EDMOND	OK	73013-0801	UNPLTD PT SEC 31 13N 2W	02W		UNPLTD PT SEC 31 13N 2W 02W 031 PT NE4 & NW4 SEC 31 13N 2W BEG 1339.49FT S OF NE/C NW4 TH W/20 32FT SWLY338 21FT SWLY ALONG A CURVE 700.42FT SWLY91.58FT SWLY281.22FT TO S LINE NW4 TH E371.36FT 31 TO SE/C
FIFTH GENERATION PROPERTIES LLC	7311 LAMCET LN	NICHOLS HILLS	OK	73120-1415	UNPLTD PT SEC 31 13N 2W		0	UNPLTD PT SEC 31 13N 2W 000 000 PT NE4 SEC 31 13N 2W BEG AT SE/C OF NE4 TH N971.1FT W/20FT TO E BLK OF DEEP FORK CREEK TH SWLY ALONG 0 BLK OF CREEK TO S LINE OF NE4 TH E1620FT TO BEG
TOTAL EQUIPMENT & RENTAL OF OKLAHOMA CITY LLC	16301 N ROCKWELL AVE	EDMOND	OK	73013-9059	UNPLTD PT SEC 31 13N 2W		0	UNPLTD PT SEC 31 13N 2W 000 000 PT NE4 & NW4 SEC 31 13N 2W BEG 1339.49FT S & 70.32FT W & 338.71FT SW & 108.75FT SW ON A CURVE FROM NE/C NW4 TH SWLY ALONG A CURVE 401.79FT E1083.477T
VICTORIA L JONES	3115 DARVANY DR	DALLAS	TX	75220-1611	UNPLTD PT SEC 31 13N 2W		0	UNPLTD PT SEC 31 13N 2W 000 000 PT NE4 SEC 31 13N 2W BEG 971.1FT N OF SE/C OF NE4 TH W/20S 39FT TO E BLANK OF CREEK NWLY ALONG CREEK BANK 343.28FT NELY ALONG CREEK BANK 436.29F E410.03FT S354 52FT TO 0 B
GEORGE RUDOLPH HIERSCHE III & CRYSTAL HIERSCHE	4601 KAREN DR	EDMOND	OK	73013	UNPLTD PT SEC 31 13N 2W		0	UNPLTD PT SEC 31 13N 2W 000 000 PT SW4 & NW4 SEC 31 13N 2W BEG 660FT E OF SW/C NW4 TH N1321.61FT E165FT N662.57FT E470.50FT N590FT E108.85FT SELV406.08FT E281.33FT SWLY ALONG A CURVE 31 350.96FT SWLY15
BRITTON 80 LLC	211 N ROBINSON AVE, Unit N1950	OKLAHOMA CITY	OK	73102-7142	HARTZELL TOWNSHIP	02W		UNPLTD PT SEC 31 13N 2W 000 000 PT OF NE4 SEC 31 13N 2W BEG 355FT S OF NE/C OF NE4 TH W845.13FT TO E BANK DEEP FORK SWLY158.44FT 0 SWLY216FT S599FT SELV193FT E741.91FT N522.29FT TO BEG
ROSEDALE PROPERTIES LLC	4601 E BRITTON RD	OKLAHOMA CITY	OK	73131	UNPLTD PT SEC 31 13N 2W		0	UNPLTD PT SEC 31 13N 2W 000 000 PT NE4 SEC 31 13N 2W BEG 642.98FT E OF NW/C NE4 TH E14.28FT S1321.02FT W626.19FT N129.07FT NE73.08FT SELV210FT NE1V325FT NWLY210FT NE1V344.84FT NE1V214.98FT 0 NE1V238.10F
ROSEDALE PROPERTIES LLC	4601 E BRITTON RD	OKLAHOMA CITY	OK	73131-6803	UNPLTD PT SEC 31 13N 2W		0	HARTZELL TOWNSHIP BLK 000 LOT 000 PT NW4 SEC 31 13N 2W BEG 660FT E & 1321.61FT N & 165FT E & 662.57FT N & 270.50FT E OF SW/C NW4 TH E200FT N590FT E108.85FT SELV406.08FT E281.33FT SWLY ON A CURVE 0 350.9
COMMISSIONERS OF THE LAND OFFICE OF THE STATE OF OKLAHOMA TRS SCHOOL LAND TRUST	204 N ROBINSON AVE STE 900	OKLAHOMA CITY	OK	73102-6806	HARTZELL TOWNSHIP		0	HARTZELL TOWNSHIP 000 000 PT OF NE4 SEC 31 13N 2W ALL THAT PT OF NE4 LYING W OF DEEP FORK CREEK & EX W 1/2 OF W 1/2 OF NE4 & EX ALL 0 THAT PORTION EAST OF THE EASTERLY BANK OF DEEP FORK CREEK
VOX PRINTING INC	4000 E BRITTON RD	OKLAHOMA CITY	OK	73131-5244	HARTZELL TOWNSHIP		0	UNPLTD PT SEC 30 13N 2W 000 000 PT OF SE4 SEC 30 13N 2W BEG 657.1FT E & 120FT N OF SW/C OF SE4 TH W162.11FT NWLY 50.64FT NELY 250FT NWLY 0 110FT SELV 103.58FT ELY 150FT NWLY 114.13FT SELV 155FT SWLY 150F
COX ENTERPRISES LTD	2600 NW EXPRESSWAY STE C	OKLAHOMA CITY	OK	73112-7213	UNPLTD PT SEC 30 13N 2W		0	UNPLTD PT SEC 30 13N 2W 000 000 PT NW4 SEC 30 13N 2W BEING GOVT LOT 4 & SE4 SW4 EX A TR BEG AT SW/C OF SW4 TH E1050FT S8FT E200FT NELY 557.31FT ELY 300FT NELY 568.01FT S801.22FT W2612.28FT TO BEG & 0 EX
OAKS TECHNOLOGY PARK LLC	132 W MAIN ST	PURCELL	OK	73080-4220	UNPLTD PT SEC 30 13N 2W		0	HARTZELL TOWNSHIP 000 000 PT SE4 SEC 30 13N 2W BEG SE/C OF SE4 TH W1120.03FT N85FT W200FT NWLY178.47FT W490.56FT NWLY179.09FT NE1V250FT NW20FT NE1V150FT NWLY154.85FT NE66.10FT NE1V263.11FT 0 NE1V163.177T
WINAPY 25 LLC	4601 E BRITTON RD	OKLAHOMA CITY	OK	73131-6803	HARTZELL TOWNSHIP		0	

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-\_\_\_\_\_

**MASTER DESIGN STATEMENT FOR**

**Design Build Masonry**

**6/8/2022**

**PREPARED FOR:**

**Design Build Masonry  
Mr. Trey Hiersche III  
4601 Karen Drive  
Edmond, OK 73013**

**PREPARED BY:**

**Grubbs Consulting LLC  
1800 South Sara Road  
Yukon, OK 73099  
Phone: (405) 265-0641  
[mark.grubbs@gc-okc.com](mailto:mark.grubbs@gc-okc.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).

### **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, which are in effect at the time of development of this Simplified Planned Unit Development. 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.

This SPUD shall be developed in accordance with the regulations of the **I-1 Light Industrial District** (OKC Zoning Ordinance, 2020), except as modified herein.

#### **1. The following uses shall be the only uses permitted within this SPUD:**

- a) Administrative and Professional Offices (8300.1)
- b) Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
- c) Automotive and Equipment: Heavy Repairs, Heavy Equipment (8300.15)
- d) Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment (8300.19)
- e) Automotive and Equipment: Sales and Rentals, Trucks, Manufactured (Mobile) Homes and Recreational Vehicles (8300.20)
- f) Automotive and Equipment: Storage (8300.21)
- g) Building Maintenance Services (8300.23)
- h) Business Support Services (8300.24)
- i) Communications Services: Antennas (8300.27)
- j) Communications Services: Limited (8300.29)
- k) Communications Services: Telecommunication Towers (8300.30)

- l) Construction Sales and Services (8300.31)
- m) Custom Manufacturing (8350.3)
- n) Industrial, Moderate (8350.7)
- o) Industrial, Light (8350.8)
- p) Light Public Protection and Utility: General (8250.12)
- q) Light Public Protection and Utility: Restricted (8250.13)
- r) Outdoor Sales and Display, and Outdoor Storage (8300.54)
- s) Personal Storage (8300.60)
- t) Repair Services: Consumer (8300.61)
- u) Research and Development (8350.10)
- v) Research Services: Restricted (8300.62)
- w) Retail Sales and Services: General (8300.63)
- x) Wholesaling, Storage and Distribution: Restricted (8350.16)

The intent of the developer is to construct an office and shop buildings in order to operate a construction sales and services business. All uses required to operate a construction sales and services business will be permitted.

**2. Maximum Building Height:**

Two story and 35 feet

**3. Building Setback Lines:**

North: In accordance with base zoning  
 South: In accordance with base zoning  
 East: In accordance with base zoning  
 West: 15 feet

**4. Sight-proof Screening:**

Sight proof screening shall not be required. Security fencing shall be permitted in accordance with the Municipal Code.

**5. Landscaping:**

The subject parcel shall meet requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. Landscaping within the entirety of the SPUD shall count towards meeting all landscape requirements for each permit.

**6. Signs:**

Signs shall be in accordance with the regulations of the I-1 Light Industrial District, except as modified herein.

**6.1 Freestanding Accessory Signs:**

Free-standing signs shall have no less than 25 square feet of landscaping at the base. Signs shall be covered with a material consistent with the buildings they serve.

**6.2 Attached Signs:**

Attached signs shall be in accordance with the base zoning district.

**6.3 Non-Accessory Signs:**

Non-Accessory signs are prohibited.

**6.4 Electronic Message Display Signs:**

Electronic Message Display signs are prohibited.

**7. Access:**

Access to this site will be from no more than two drives/access points onto the I-35 Service Road, having a minimum separation of 125 feet. Access to adjoining properties is permitted.

**II. Other Development Regulations:**

**1. Architecture:**

Building facades facing west towards I-35, and within the westernmost 25 feet of the site, shall consist of a minimum of 70% brick, rock, stone or other masonry, exclusive of doors and windows.

**2. Outdoor Storage:**

Outdoor storage, sales and/or display of equipment and materials shall be permitted but screened from view of Interstate 35.

Outdoor storage, display and/or sales shall be permitted to be on a gravel surface.

**3. Street Improvements:**

No street improvements will be required.

**4. Dumpsters:**

Dumpsters shall be screened from public view and shall be placed no closer than 50-feet from any residential structure.

**5. Parking:**

Parking shall conform to Chapter 59, Section 10600 of the OKC Municipal Code, except as otherwise provided herein.

Parking spaces in front of overhead doors shall be permitted and counted toward meeting parking requirements.

**6. Maintenance:**

Maintenance of all common areas and amenities shall be the responsibility of the owners of said property.

**7. Lighting:**

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.

**8. Drainage**

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for SPUDS, provided the SPUD is developed with drainage areas confined to common areas or private drainage easements. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

**III. Supporting Documents:**

**Exhibit A:** Legal Description

**Exhibit B:** Conceptual Plan

EXHIBIT A

LEGAL DESCRIPTION

DESIGN BUILD MASONRY

9020 N. INTERSTATE 35 SERVICE ROAD

A part of the Northeast Quarter of Section 31, Township 13 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest Corner of said NE/4, said point being a 3/8 inch iron pin;

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THENCE N 80°30'29" W a distance of 210.00 feet to the POINT OF BEGINNING, containing 65,000 square feet or 1.4922 acres, more or less.

**RUBBS CONSULTING, LLC**  
CIVIL ENGINEERING & LAND PLANNING  
1000 N. 1-35 SERVICE ROAD  
OKLAHOMA CITY, OKLAHOMA 73102  
PHONE: (405) 761-1000  
FAX: (405) 761-1001  
WWW.RUBBSCONSULTING.COM

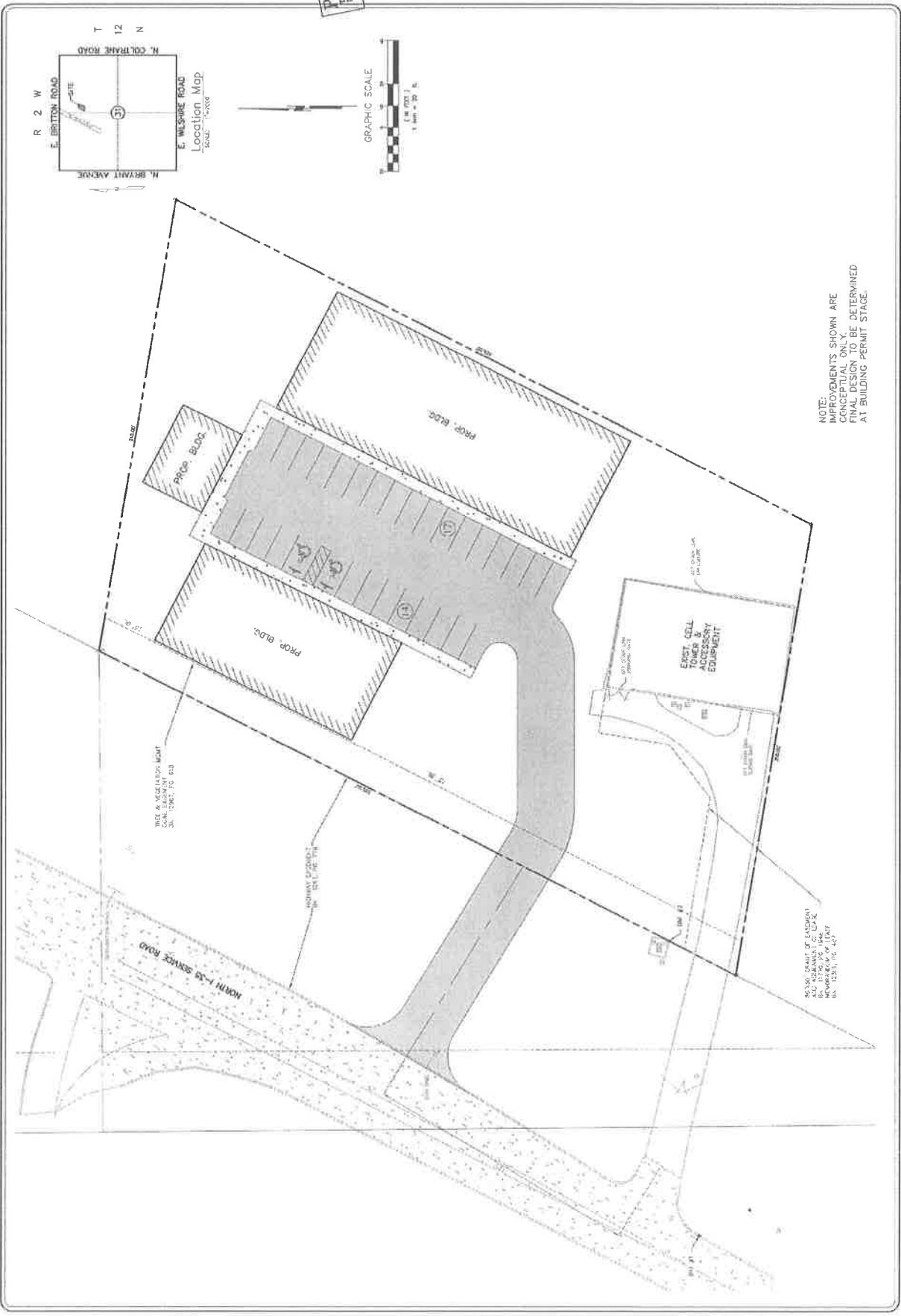


**DESIGN BUILD MASONRY**  
**CONCEPTUAL PLAN**  
**EXHIBIT B**  
9020 N-1-35 SERVICE ROAD  
OKLAHOMA CITY, OKLAHOMA

NO.	DESCRIPTION	DATE
1	22-024	6/7/2017
2		
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10		

**EXH-B**  
SHEET NUMBER

22-024  
DESIGN BUILD MASONRY





**Date:** June 9, 2022

**To:** Subdivision & Zoning  
9th Floor, 420 W. Main  
OKC  
(405) 297-2623

**From:** Terri Massey  
[tmasssey@gc-okc.com](mailto:tmasssey@gc-okc.com)  
405-265-0641 x 109

## **TRANSMITTAL LETTER**

**Via:** E-Mail

**Re:** SPUD application for Design Build Masonry, 9020 N. I-35 Service Road

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### **Attachments:**

- 1 SPUD Application
  - 1 Legal Description of Property to be Rezoned (Exhibit A)
  - 1 Letter of Authorization from Property Owner
  - 1 Deed to Property
  - 1 Ownership List with Certification
  - 1 SPUD Design Statement with Exhibits
- 

**Comments:** Please accept the attached SPUD application along with the supporting documents for placement on the July 28, 2022, Planning Commission docket. The filing fee of \$1800 will be remitted once the invoice with case number is provided. The legal description and SPUD document in Word Format have been e-mailed to Curtis Liggins and Thad Johnson along with the ownership list in Excel Format. Feel free to contact Mark Grubbs or me if you have any questions.

Thanks,