



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 | 597 |
| Case No.: SP | _____ |
| File Date: | 2-20-25 |
| Ward No.: | W8 |
| Nbhd. Assoc.: | _____ |
| School District: | Edmond |
| Extg Zoning: | C-3 |
| Overlay: | _____ |

APPLICATION FOR SPECIAL PERMIT

Daiquin Factory Bar
 Project Name

13801 N. Western Ave. Ste. E OKC, OK 73013 Bar
 Address / Location of Property Proposed Use

Attached
 Purpose Statement (provide attachment if necessary)

REQUIREMENTS FOR SUBMITTAL:

- 1.) One (1) Typed Legal Description of Proposed Special Permit 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 (600-foot for drinking establishments) area of the property to be considered. 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 (or 600-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.) Supporting documents as required by Chapter 59, Article IX, Section 9350, Standards for Specific Uses in a .pdf file format.
- 8.) A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make checks payable to "City Treasurer")

Property Owner Information (if other than Applicant)

Hibernian Capital, LLC
 Name
PO Box 6325
 Mailing Address
Moore, Oklahoma, 73153
 City, State, Zip Code
(405) 930-8586
 Phone
management@onpointbs.biz
 Email

Saraj Zindovic
 Signature of Applicant
Sarai Zindovic
 Applicant's Name (please print)
1025 SW 50th St
 Applicant's Mailing Address
Oklahoma City, OK 73109
 City, State, Zip Code
(405) 402-8293
 Phone
office@daquirifactorybar.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.

2017082801198440
DEED 08/28/2017
11:38:42 AM Book:13525
Page:1928 PageCount:2
Filing Fee:\$15.00
Doc. Tax:\$2403.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made 25th day of August, 2017 by Western & Memorial, L.L.C., an Oklahoma limited liability company ("Grantor"), to Hibernian Capital, L.L.C. ("Grantees"), whose address is 820 NE 63rd St. Oklahoma City, OK 73105

WITNESS that Grantor, for good and valuable consideration, receipt of which is acknowledged, grants, bargains, sells, and conveys to Grantees all the real property located in Oklahoma County, Oklahoma, more particularly described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TAX ID No.: 140316133

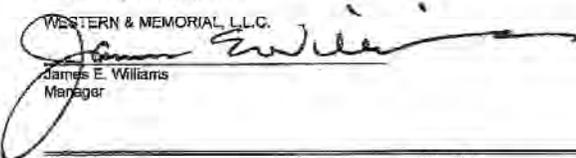
together with all tenements, hereditaments and appurtenances thereto (the "Property"); subject to current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record.

This conveyance is made subject and subordinate to all easements, encumbrances and restrictions of record, and subject to all governmental restrictions, zoning laws, Homeowners Association rules, regulations, and bylaws, if applicable, and subject to encroachments, flood plain, flood ways, creeks, rivers, and drainage ways, and topography problems, if any, but only to the extent they affect or relate to the Property, and without limitation or expansion of the scope of the special warranty herein contained and permitted exceptions attached as EXHIBIT B.

Grantor warrants the title to the Property against any and all acts, conveyances, liens and encumbrances affecting the Property made or suffered to be made or done by, through or under Grantor; but not otherwise. No other covenants or warranties of title express or implied are given by this Special Warranty Deed.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed in its name by its Manager this 25th day of August, 2017.

WESTERN & MEMORIAL, L.L.C.

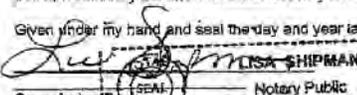

James E. Williams
Manager

1703708
Doc Stamps: \$2,403.00
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 25 day of August, 2017, personally appeared, James E. Williams, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

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


LISA SHIPMAN
Notary Public
State of Oklahoma
Commission # 02016841 Expires 10/02/18
Oklahoma City Abstract & Title Company
1900 N.W. Expressway, Suite 210
Oklahoma City, OK 73118

The Oklahoma City Abstract & Title Co.
1900 N.W. Expressway, #210
Oklahoma City, OK 73118

EXHIBIT "A"
LEGAL DESCRIPTION

A part of the Southeast Quarter of Section Eight (8), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, in the City of Oklahoma City, Oklahoma County, Oklahoma, said part being more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 8; thence North 89°50'59" West along the South line of said Southeast Quarter a distance of 250.00 feet; thence North 00°41'41" West a distance of 80.01 feet to a point lying on the Northerly right-of-way line of Memorial Road, said point being the point of beginning; thence North 89°50'59" West along said right-of-way line a distance of 32.18 feet (measured 32.81 feet by survey); thence North 00°09'01" East a distance of 190.00 feet; thence North 89°50'59" West a distance of 105.22 feet; thence North 00°41'41" West a distance of 206.41 feet; thence South 88° 57'59" East a distance of 329.17 feet to a point on the West right-of-way line of Western Avenue; Thence South 02°20'30" West along said right-of-way a distance of 205.54 feet; thence North 89°50'44" West a distance of 180.00 feet; thence South 00°41'41" East a distance of 190.00 feet to the point of beginning.

EXHIBIT B
PERMITTED EXCEPTIONS

- 1 All interest - in and to all oil, gas and other minerals and all rights pertaining thereto.
- 2 Taxes, charges or assessments for the year 2017 and all subsequent years.
- 3 Easement in favor of Phillips Petroleum Company recorded in Book 5150, Page 1957 shown on survey dated June 2, 2017 by Troy Dee, Registered Professional Land Surveyor #1745 of Golden Land Surveying, Job No. 171144.
- 4 Easement in favor of the City of Oklahoma City recorded in Book 5204, Page 993 shown on survey dated June 2, 2017 by Troy Dee, Registered Professional Land Surveyor #1745 of Golden Land Surveying, Job No. 171144.
- 5 Easements with Covenants and Restrictions Affecting Land recorded in Book 5317, Page 1640, blanket, stated on survey dated June 2, 2017 by Troy Dee, Registered Professional Land Surveyor #1745 of Golden Land Surveying, Job No. 171144.
- 6 Easement in favor of the City of Oklahoma City recorded in Book 5450, Page 495 shown on survey dated June 2, 2017 by Troy Dee, Registered Professional Land Surveyor #1745 of Golden Land Surveying, Job No. 171144.
- 7 Easement in favor of the City of Oklahoma City recorded in Book 5472, Page 1653 shown on survey dated June 2, 2017 by Troy Dee, Registered Professional Land Surveyor #1745 of Golden Land Surveying, Job No. 171144.
- 8 Easement for Ingress and egress recorded in Book 5831, Page 522 and Book 5831, Page 527 shown on survey dated June 2, 2017 by Troy Dee, Registered Professional Land Surveyor #1745 of Golden Land Surveying, Job No. 171144.
- 9 First Amendment to Easements and Covenants Affecting Land recorded in Book 5831, Page 540, Second Amendment recorded in Book 6009, Page 1657, blanket, stated on survey dated June 2, 2017 by Troy Dee, Registered Professional Land Surveyor #1745 of Golden Land Surveying, Job No. 171144.
- 10 Easement Agreement recorded in Book 6853, Page 342 shown on survey dated June 2, 2017 by Troy Dee, Registered Professional Land Surveyor #1745 of Golden Land Surveying, Job No. 171144.
- 11 Reciprocal Access Agreement recorded in Book 9479, Page 1711, blanket, stated on survey dated June 2, 2017 by Troy Dee, Registered Professional Land Surveyor #1745 of Golden Land Surveying, Job No. 171144.



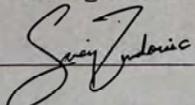
UNPLTD PT SEC 08 13N 3W 000 000 PT SE4 SEC 8 13N 3W BEG 250FT W & 60.01FT N OF SE/C SE4 TH W32.18FT (MEASURED 32.81FT BY SURVEY) N190FT W108.22FT N206.41FT E329.17FT SWLY206.54FT W180FT S190FT TO BEG CONT 1.67ACRS MORE OR LESS

A part of the Southeast Quarter of Section Eight (8), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, in the City of Oklahoma City, Oklahoma County, Oklahoma. said part being more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 8; thence North 89°50'59" West along the South line of said Southeast Quarter a distance of 250.00 feet; thence North 00°41'41" West a distance of 60.01 feet to a point lying on the Northerly right-of-way line of Memorial Road, said point being the point of beginning; thence North 89°50'59" West along said right-of-way line a distance of 32.18 feet (measured 32.81 feet by survey); thence North 00°09'01" East a distance of 190.00 feet; thence North 89°50'59" West a distance of 108.22 feet; thence North 00°41'41" West a distance of 206.41 feet; thence South 89° 50'59" East a distance of 329.17 feet to a point on the West right-of-way line of Western Avenue; Thence South 02°20'30" West along said right-of-way a distance of 206.54 feet; thence North 89° 50'44" West a distance of 180.00 feet; thence South 00°41'41" East a distance of 190.00 feet to the point of beginning.

Said tracts of land contains an area of 72,714.28 square feet or 1.669 acres, more or less

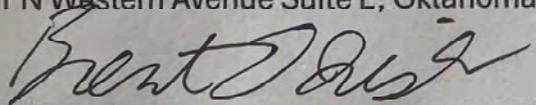
LETTER OF AUTHORIZATION

I, Brent D Irish, Manager of Hibernian Capital LLC authorize,

Sarai Zindovic  (Designated Representative)

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

13801 N Western Avenue Suite E, Oklahoma City, OK. Oklahoma County

By: 

Name: Brent D Irish

Title: Manager, Hibernian Capital LLC

Date: 2/13/2025

| name1 | mailingaddress1 | city | state | zipcode | legal |
|----------------------------------|---------------------------------|---------------|-------|------------|--|
| | | | | | SW/C SW4 TH N507.65FT E516.83FT ELY97FT SELY722.22FT W134.41FT S200FT W279.94FT N265FT W246.92FT N60FT W300FT TO BEG CONT 11.50ACRS MORE OR |
| M&W LANDMARK LLC | 4101 NE 119TH ST | OKLAHOMA CITY | OK | 73131 | LESS |
| TANMONGKOLSWAT SOMRUDEE | 1236 NW 138TH ST | EDMOND | OK | 73013-1650 | REDLANDS BKS 17 THROUGH 22 RPL 022 020 |
| WALVOORD LISA | 1232 NW 138TH ST | EDMOND | OK | 73013 | REDLANDS BKS 17 THROUGH 22 RPL 022 019 |
| RUTTAN NICHOLAS | 1228 NW 138TH ST | EDMOND | OK | 73013 | REDLANDS BKS 17 THROUGH 22 RPL 022 018 |
| TRJ PROPERTIES LLC | 820 W DANFORTH RD | EDMOND | OK | 73003-5006 | REDLANDS BKS 17 THROUGH 22 RPL 022 017 |
| VANDIVER SHARON K | 1220 NW 138TH ST | EDMOND | OK | 73013 | REDLANDS BKS 17 THROUGH 22 RPL 022 016 |
| QUINTOS JERRY C & JANEL L | 9140 GUNNERA LN | GILROY | CA | 95020-8412 | REDLANDS BKS 17 THROUGH 22 RPL 022 015 |
| TAO TAO | 4285 167TH CT SE | BELLEVUE | WA | 98006-8995 | REDLANDS BKS 17 THROUGH 22 RPL 022 014 |
| JACKSON DENEISA D | 1208 NW 138TH ST | EDMOND | OK | 73013-1650 | REDLANDS BKS 17 THROUGH 22 RPL 022 013 |
| LOWTHER PATRICIA A | 1204 NW 138TH ST | EDMOND | OK | 73013-1650 | REDLANDS BKS 17 THROUGH 22 RPL 022 012 |
| CHEN JINGRONG REV LIV TRUST | 1200 NW 138TH ST | EDMOND | OK | 73013 | REDLANDS BKS 17 THROUGH 22 RPL 022 011 |
| NICHOLS PATRICIA A | 1136 NW 138TH ST | EDMOND | OK | 73013-1648 | REDLANDS BKS 17 THROUGH 22 RPL 022 010 |
| SUNDAY SALLY KAY | 1132 NW 138TH ST | EDMOND | OK | 73013-1648 | REDLANDS BKS 17 THROUGH 22 RPL 022 009 |
| MUSTIN KERMENT & KATHRYN S | 1128 NW 138TH ST | EDMOND | OK | 73013-1648 | REDLANDS BKS 17 THROUGH 22 RPL 022 008 |
| BANANA STAND INVESTMENTS LLC | 15909 JAMES THOMAS CT | EDMOND | OK | 73013-9236 | REDLANDS BKS 17 THROUGH 22 RPL 022 007 |
| DONEY EDWARD D II | 1120 NW 138TH ST | EDMOND | OK | 73013-1648 | REDLANDS BKS 17 THROUGH 22 RPL 022 000 W10FT OF LOT 5 & ALL OF LOT 6 |
| BOYD CORA T REV TRUST | 14804 GLENMARK DR | EDMOND | OK | 73013-1821 | REDLANDS BKS 17 THROUGH 22 RPL 022 000 W20FT OF LOT 4 & E30FT OF LOT 5 |
| BARNES CAROL J REV TRUST | 1108 NW 138TH ST | EDMOND | OK | 73013 | REDLANDS BKS 17 THROUGH 22 RPL 022 000 W30FT OF LOT 3 & E20FT OF LOT 4 |
| DECKER SARA KATE & GRANT CHARLES | 1104 NW 138TH ST | EDMOND | OK | 73013-1648 | REDLANDS BKS 17 THROUGH 22 RPL 022 000 LOT 2 PLUS E10FT LOT 3 |
| THOMPSON BLAKE E | 1100 NW 138TH ST | EDMOND | OK | 73013-1648 | REDLANDS BKS 17 THROUGH 22 RPL 022 001 |
| SNS PROPERTIES 2 LLC | 13816 LOST CREEK DR | EDMOND | OK | 73013 | GLEN EAGLES OFFICE PARK 000 000 W80FT OF LOT 7 |
| SHRINK WRAPPED LLC | 13917 QUAIL POINTE DR | OKLAHOMA CITY | OK | 73134 | GLEN EAGLES OFFICE PARK 000 000 LOT 7 EX W80FT |
| SNS PROPERTIES LLC | 13816 LOST CREEK DR | EDMOND | OK | 73013-7272 | GLEN EAGLES OFFICE PARK 000 000 LOTS 5 & 6 |
| RICHARDSON SCOTT D | 1209 NW 138TH ST | EDMOND | OK | 73013 | REDLANDS BKS 17 THROUGH 22 RPL 020 003 |
| WESTBAY HOLDINGS LLC | 1004 NW 139TH ST PKWY | EDMOND | OK | 73013 | GLEN EAGLES OFFICE PARK 000 004 |
| JACKSON CARLA D | 1205 NW 138TH ST | EDMOND | OK | 73013-1649 | REDLANDS BKS 17 THROUGH 22 RPL 020 002 |
| STOUT LYNETTA & WILLIAM R | 1201 NW 138TH ST | EDMOND | OK | 73013 | REDLANDS BKS 17 THROUGH 22 RPL 020 001 |
| GREGORY VIRGINIA KLEEMAN TRS | 1129 NW 138TH ST | EDMOND | OK | 73013-1647 | REDLANDS BKS 17 THROUGH 22 RPL 021 008 |
| HUAQING PROPERTY LLC | 1125 NW 138TH ST | EDMOND | OK | 73013-1647 | REDLANDS BKS 17 THROUGH 22 RPL 021 007 |
| DAY JENNIFER KAY TRS | 1121 NW 138TH ST | EDMOND | OK | 73013-1647 | REDLANDS BKS 17 THROUGH 22 RPL 021 006 |
| CHEN CHUN FENG | 15301 KESTRAL LAKE DR | EDMOND | OK | 73013 | REDLANDS BKS 17 THROUGH 22 RPL 021 005 |
| AKBAR OMAR | 1113 NW 138TH ST | EDMOND | OK | 73013-1647 | REDLANDS BKS 17 THROUGH 22 RPL 021 004 |
| TJ ESTATES LLC | 2807 S RANDOLPH RD | EDMOND | OK | 73013-6769 | REDLANDS BKS 17 THROUGH 22 RPL 021 003 |
| HASKIN MENDY N | 1105 NW 138TH ST | EDMOND | OK | 73013-1647 | REDLANDS BKS 17 THROUGH 22 RPL 021 002 |
| DO ADAM MINH ANH | 1101 NW 138TH ST | EDMOND | OK | 73013-1647 | REDLANDS BKS 17 THROUGH 22 RPL 021 001 |
| REDWOOD TREE PROPERTIES INC | 1010 W MEMORIAL RD | OKLAHOMA CITY | OK | 73114-2002 | UNPLTD PT SEC 16 13N 3W 000 000 PT NW4 SEC 16 13N 3W BEG 250FT E OF NW/C NW4 TH E150FT S50FT E36.63FT S188.38FT W154.77FT N155.48FT W31.86FT N32.08FT N50FT TO BEG CONT .86ACRS MORE OR LESS SUBJ TO ESMTS OF |
| 13600 N WESTERN AVE LLC | 916 N MAIN ST | STILLWATER | OK | 74075-3621 | UNPLTD PT SEC 16 13N 3W 000 000 PT NW4 SEC 16 13N 3W BEG 75FT E & 50FT S OF NW/C NW4 TH E175FT S32.08FT E31.86FT S155.48FT E121.77FT S81.65FT SWLY ON A CURVE 109.73FT SW54.33FT SE25FT E231.16FT S205.41FT NWLY524.62FT N424.98FT TO BEG CONT 3.68ACRS MORE OR LESS |
| WS CARWASH OKC MEMORIAL LLC | 9237 E VIA DE VENTURA, Unit 110 | SCOTTSDALE | AZ | 85258 | UNPLTD PT NW4 SEC 16 13N 3W BEG 75FT E & 50FT S & 175FT E & 32.08FT S & 31.86FT E & 155.48FT S & 121.77FT E OF NW/C NW4 TH E33FT N188.38FT E103.59FT S275FT E20FT S146.09FT W231.16FT NW25FT NE54.33FT NELY ON A CURVE 109.73FT N81.65FT TO BEG CONT 1.36ACRS MORE OR LESS |

| | | | | | |
|--------------------------------|--------------------------------|---------------|----|------------|--|
| GLEN EAGLES OFFICE PARK LLC | PO BOX 20706 | OKLAHOMA CITY | OK | 73156-0706 | GLEN EAGLES OFFICE PARK 000 000 COMMON AREAS A & B EX THAT PT BEING THE PRIVATE STORAGE & MAINTENANCE BUILDING AREA OF GLEN EAGLES OFFICE PARK BEG AT SW/C OF SD AREA TH N70.89FT SE78.98FT SW23.48FT W42FT TO BEG CONT .06ACRS MORE OR LESS UNPLTD PT SEC 08 13N 3W 000 000 PT SE4 SEC 8 13N 3W BEG SE/C SE4 TH W250FT N250FT E250FT S250FT TO BEG EX BEG SE/C SE4 TH W250FT N60FT E180.02FT N190.02FT E70FT S250FT TO BEG CONT 34200 SQ FT MORE OR LESS SUBJ TO ESMTS OF RECORD |
| REALTY INCOME CK1 LLC | 600 LA TERRAZA BLVD | ESCONDIDO | CA | 92025 | UNPLTD PT SEC 08 13N 3W 000 000 PT SE4 SEC 8 13N 3W BEG 283.69FT W OF SE/C SE4 TH W205FT N250FT E205FT S250FT TO BEG CONT 1.17ACRS MORE OR LESS SUBJ TOESMTS OF RECORD AKA PT TR A |
| RETAIL BUILDINGS INC | PO BOX 702377 | TULSA | OK | 74170 | |
| STORE MASTER FUNDING III LLC | 14504 HERTZ QUAIL SPRINGS PKWY | OKLAHOMA CITY | OK | 73134-2629 | UNPLTD PT SEC 08 13N 3W 000 000 PT SE4 SEC 8 13N 3W BEG 488.69FT W & 60FT N OF SE/C SE4 TH W72.28FT SW100.50FT W12.72FT N200FT E185FT S190FT TO BEG UNPLTD PT SEC 08 13N 3W 000 000 PT SE4 SEC 8 13N 3W BEG 488.69FT W & 60FT N & 72.28FT W & 100.50FT SW & 12.72FT W OF SE/C SE4 TH W166.63FT WLY43.37FT N200FT E210FT S200FT TO BEG |
| UNION BANK & TRUST COMPANY | 2424 RIDGE RD | ROCKWALL | TX | 75087 | UNPLTD PT SEC 09 13N 3W 000 000 PT SW4 SEC 9 13N 3W BEG 350FT E & 50FT N OF SW/C SW4 TH N200FT E120FT S200FT W120FT TO BEG CONT .55ACRS MORE OR LESS |
| WAFFLE HOUSE INC | PO BOX 6450 | NORCROSS | GA | 30091-6450 | |
| LMP HOSPITALITY LLC | 321 S ROCKWELL AVE | OKLAHOMA CITY | OK | 73128-2221 | UNPLTD PT SEC 08 13N 3W 000 000 PT SE4 SEC 8 13N 3W BEG 1156.89FT W & 61.07FT N OF SE/C SE4 TH N188.93FT E243.20FT S199.4FT WLY243.4FT TO BEG CONT 1.0901ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD |
| TABU PROPERTIES IV LLC | 4515 LYNDON B JOHNSON FWY | DALLAS | TX | 75244 | UNPLTD PT SEC 09 13N 3W 000 000 PT SW4 SEC 9 13N 3W BEG 470FT E OF & 50FT N OF SW/C SW4 TH N200FT W120FT N65FT E246.92FT S265FT W126.92FT TO BEG UNPLTD PT SEC 09 13N 3W 000 000 PT SW4 SEC 9 13N 3W BEG 265.19FT N & 50FT E OF SW/C SW4 TH N109.81FT TO NW/C OF S 1/2 NW136 ST NOW VACATED TH E300FT S325FT W125.97FT N206.77FT TH ALONG A CURVE TO THE LEFT 11.42FT W61.76FT N1.71FT W103.28FT TO BEG FORMERLY W10FT LT 3 ALL LT 4 & PT LTS 5 6 7 & ALL LT 8 BLK 19 FAIR HILL ADDN NOW VACATED & A TR BEG 50FT N & 50FT E OF SW/C SW4 TH N215.19FT E103.28FT S1.71FT E61.76FT TH ALONG A CURVE 11.42FT S206.77FT W174.03FT TO BEG EX W10FT FORMERLY PT OF LOTS 5 6 & 7 BLK 19 FAIR HILL ADDN NOW VAC |
| SAAD ENTERPRISES LLC | 4816 N CLASSEN BLVD | OKLAHOMA CITY | OK | 73118-4617 | |
| HIBERNIAN CAPITAL LLC | 820 NE 63RD ST | OKLAHOMA CITY | OK | 73105-6441 | UNPLTD PT SEC 08 13N 3W 000 000 PT SE4 SEC 8 13N 3W BEG 250FT W & 60.01FT N OF SE/C SE4 TH W32.18FT (MEASURED 32.81FT BY SURVEY) N190FT W108.22FT N206.41FT E329.17FT SWLY206.54FT W180FT S190FT TO BEG CONT 1.67ACRS MORE OR LESS |
| CHISHOLM CREEK INVESTMENTS LLC | 11217 N MAY AVE | OKLAHOMA CITY | OK | 73120 | UNPLTD PT SEC 08 13N 3W 000 000 PT SE4 SEC 8 13N 3W BEG 802.21FT N & 388.18FT W OF SE/C SE4 TH S546.46FT W764.98FT N535.24FT E757FT TO BEG PLUS A TR BEG 883.69FT W & 50.21FT N OF SE/C SE4 TH WLY ON A CURVE 30FT N199.40FT E30FT S199.79FT TO BEG |
| CHISHOLM CREEK INVESTMENTS LLC | 11217 N MAY AVE | OKLAHOMA CITY | OK | 73120 | UNPLTD PT SEC 08 13N 3W 000 000 PT SE4 SEC 8 13N 3W BEG 250FT W & 60.01FT N & 32.18FT W & 190FT N & 108.22FT W & 206.41FT N OF SE/C SE4 TH N340.05FT E338.18FT TO W R/W OF WESTERN AVE S174.36FT SWLY170.81FT W329.17FT TO BEG CONT 2.6424ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD |

9350.25.1 *Drinking Establishments: Sitdown, Alcohol Permitted (59-8300.33).*

- A. Each use shall comply with all standards and provisions of the zoning district, unless specifically modified by this section.
- B. Any Drinking Establishment: Sitdown Alcohol Permitted use within the O-2 General Office District must meet the specific use standards for an eating establishment set forth in 9350.26.
- C. *Location Requirements.*
 - (1) No drinking establishment use shall be allowed to locate within 300 feet of any church property primarily and regularly used for worship services and religious activities, or any public or private school of the type which offers a compulsory education curriculum; however, a college or university located within an improvement district created pursuant to Section 39-103.1 of Title 11 of the Oklahoma Statutes may waive the 300-foot requirement pursuant to 37A O.S. § 2-139. Distances shall be measured from the nearest property line of the public or private school, or church to the nearest perimeter wall of any such drinking establishment.
 - (2) If food or beverages are consumed in an outdoor seating/activity area at any time between the hours of 11:00 p.m. and 8:00 a.m., the outdoor seating/activity area shall be separated by a distance of at least 100 feet from the nearest abutting property line of a residential use. Distances shall be measured from the closest edge of the outdoor seating/activity area to the nearest property line of the residential use.
- D. *Site Plan Requirements.* In addition to the Special Permit site plan requirements as specified in 59-4250.2.D., the location and dimensions of the area(s) designated for the sales and consumption of alcoholic beverages shall be shown on the site plan.
- E. *Notification Requirements.* Applications for a Special Permit allowing the Drinking Establishments: Sitdown, Alcohol Permitted (8300.33) use shall be accompanied by a list of all owners of property within 600 feet of the exterior boundary of the subject property upon which the special permit is requested. In addition, the 600-foot radius shall be extended by increments of 100 lineal feet until the list contains a minimum of ten individual property owners of ten separate parcels.
- F. *Revocation of Special Permit for Drinking Establishments: Sitdown, Alcohol Permitted (8300.33).* A Special Permit may be revoked as specified in 59-4250.2.F.
- G. *Expiration of Special Permit for Drinking Establishments: Sitdown, Alcohol Permitted (8300.33).* In addition to the conditions for expiration of a Special Permit as specified in 59-4250.2.F., a Special Permit for the use Drinking Establishments: Sitdown, Alcohol Permitted (8300.33) will expire if:
 - (1) For a period of 12 months or more any of the following occurs:
 - (a) The City license for the sale of alcoholic beverages is not renewed when due.
 - (b) The occupation tax relating to the sale of alcoholic beverages is not paid when due.
 - (c) The sale or consumption of alcoholic beverages on the premises ceases.
 - (2) The State revokes or does not renew the operator's license.
- H. *Nonconforming Uses.*
 - (1) All establishments legally established under an Alcoholic Beverage Consumption Overlay District (ABC-3) shall continue to operate in accordance with the zoning overlay unless an application to remove the overlay is approved by the City Council.
 - (2) All establishments legally established prior to May 9, 1985 shall be considered legal nonconforming. If such a use was approved as a special permit or special exception, and fails to continue operating in accordance with that approval, then the use will be considered illegal.
 - (a) Legal nonconformities will cease if:
 - (1) For a period of six months or more, any of the following occurs:
 - i. The City license for the sale of alcoholic beverages is not renewed when due.
 - ii. The occupation tax relating to the sale of alcoholic beverages is not paid when due.
 - iii. The sale and consumption of alcoholic beverages on the premises ceases.
 - (2) The use of the premises is changed to a use other than one relating to or authorizing the on-site consumption of alcoholic beverages.
 - (3) The original special permit or special exception is revoked.
 - (4) The State revokes or does not renew the operator's license.



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1309 S. Meridian Ave Oklahoma City, OK
73108

Daiquiri Factory Purpose Statement

To whom it may concern:

13801 N. Western Ave Ste. E
Oklahoma City, OK 73013

Date : February 13th, 2025

At Daiquiri Factory, our mission is to provide a vibrant and welcoming space for Oklahoma City residents and visitors to enjoy handcrafted daiquiris in a fun, inclusive, and safe environment. We are committed to enhancing the local nightlife by offering a unique experience that blends high-quality beverages, exceptional customer service, and a sense of community.

To accommodate a variety of lifestyles and preferences, Daiquiri Factory features an innovative drive-through service, allowing customers to conveniently pick up our specialty drinks to enjoy in the comfort of their own homes, with friends, or at events. Offering a convenient way for guests to enjoy our offerings on the go, our drive-through option has quickly become a staple in households across the city, bringing the Daiquiri Factory experience beyond our physical space while ensuring compliance with all local and state regulations.

We're dedicated to fostering a sense of community, contributing positively to the local economy, and enhancing nightlife with an inclusive space where everyone feels at home. As a locally owned business, we strive to create job opportunities, collaborate with other local businesses, and provide a gathering place that brings people together. Our goal is to be more than just a bar; we aim to be a community-driven establishment that adds value to Oklahoma City's dynamic social scene.

Daiquiri Factory Bar

