



**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://new.okc.gov>

## APPLICATION FOR SPUD ReZONING

**Simplified Planned Unit Development District**  
**Central Star Auto Sales LLC**

Project Name

5241 NW 10th St, Parcel PIN#: 2907-14-785-9730

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

<b>Staff Use Only</b>	
Case No.: SPUD	1699
File Date:	2DEC'24
Ward No.:	3
Nbhd. Assoc.:	FRIENDS OF 10TH ST
School District:	PUTNAM CITY
Extg Zoning:	C-3
Overlay:	---

ReZoning Area (Acres or Square Feet)

Summary Purpose Statement / Proposed Development

### 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):**

Gold Jack Holdings LLC

Name

3160 W Britton Rd, Unit DD

Mailing Address

Oklahoma City, OK 73120

City, State, Zip Code

405-413-2552

Phone

calderongabriel@hotmail.com

Email

Signature of Applicant

Applicant's Name (please print)

Applicant's Mailing Address

City, State, Zip Code

Phone

duke.newin@okc.gov 405.388.6886

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.



**DOC STAMPS:** \$562.50

**Property Address:** 5241 NW 10th St, Oklahoma City, OK 73127

**Buyer Mailing Address:** 5241 NW 10th St, Oklahoma City, OK 73127

**WARRANTY DEED  
(LLC - Individual Form)**

KNOW ALL MEN BY THESE PRESENTS:

THAT, **Bravo Company, LLC, an Oklahoma limited liability company** ("Grantor"), in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **Gold Jack Holdings, LLC, an Oklahoma limited liability company** ("Grantee"), the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

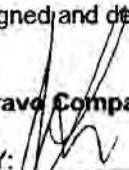
Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same, LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores, and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interest, and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO taxes and assessments not yet due, restrictions, covenants, conditions, and easements of record or in visible use.

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 30th day of November, 2023.

**Bravo Company, LLC, an Oklahoma limited liability company**

BY:

  
Lance Gibbons  
Manager


**ACKNOWLEDGMENT**

State of Oklahoma

County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 30th of November, 2023, by **Lance Gibbons, the Manager of Bravo Company, LLC, an Oklahoma limited liability company**, to me known to be the identical person who subscribed the name of the maker thereof of the foregoing instrument 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.

  
Rachel Koeppe, Notary Public

Commission Expires: 10/2/2027



Deed Presented for Filing By: Oklahoma Prime Title & Escrow, LLC  
File No.: 202300715  
Name of Title Insurer: American Eagle Title Insurance Company

Oklahoma Prime Title &  
Escrow LLC  
13913 Quail Pointe Dr., STE A  
Oklahoma City, OK 73134

**EXHIBIT "A"**

A tract or parcel of land situated in the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Twenty-seven (27), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point on the North right-of-way line of N.W. 10th Street, in Oklahoma City, Oklahoma, said point being located 228 feet East and 33 feet North of the Southwest Corner of said Section 27; thence North on a line parallel to the West line of said Section 27 a distance of 125 feet; thence East on a line parallel to the South line of said Section 27 a distance of 174 feet; thence South on a line parallel to the West line of said Section 27 a distance of 125 feet to a point on the North right-of-way line of said N.W. 10th Street; thence West along said right-of-way line a distance of 174 feet to the Point or Place of Beginning.

Together with an Easement for driveway purposes over and across a triangular tract of land adjoining the East side of the above described premises more particularly described as follows: Beginning at a point 402 feet East and 33 feet North of the Southwest Corner of said Section 27, Township 12 North, Range 4 West, said point being the Southeast corner of the above described premises; thence North along the East line of the above described premises a distance of 66 feet; thence on a straight line running Southeasterly to a point on the North right-of-way line of N.W. 10th Street; thence West along said right-of-way line a distance of 38 feet to the Point of Beginning.

OAG 2023-2 - NON-EXEMPT BUSINESS/TRUST

**EXHIBIT TO DEED****AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST**

STATE OF OKLAHOMA

)  
) ss.  
)

COUNTY OF OKLAHOMA

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned: Kent Latta (list legal name and any aliases)  
 (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Manager (role, such as title officer or trustee) of  
Gold Jack Holdings, LLC, an Oklahoma limited liability company (legal name, along with any trade or fictitious names, of  
business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on  
 behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the  
 "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:  

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either  
 directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and  
 enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under  
 the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as  
 the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state.  
 Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated  
 interstate commerce in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source  
 was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustee(s) and all direct and contingent beneficiaries are United States citizens or  
 bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United  
 States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to  
 criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or  
 incurred by any person or other entity as a result or consequence of the making of or reliance upon such false  
 statement.

OAG 2023-2 - NON-EXEMPT BUSINESS/TRUST

FURTHER AFFIANT SAYETH NOT.

Kent Latta

Kent Latta (AFFIANT)

Individually, and as authorized agent of the Entity

Date

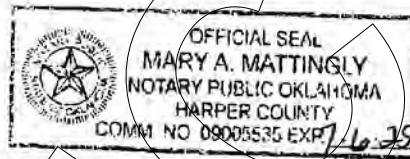
The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of November, 2023,  
by Kent Latta

Mary A. Mattingly

NOTARY PUBLIC

My Commission Expires: July 6, 2025

My Commission No.: 09005535



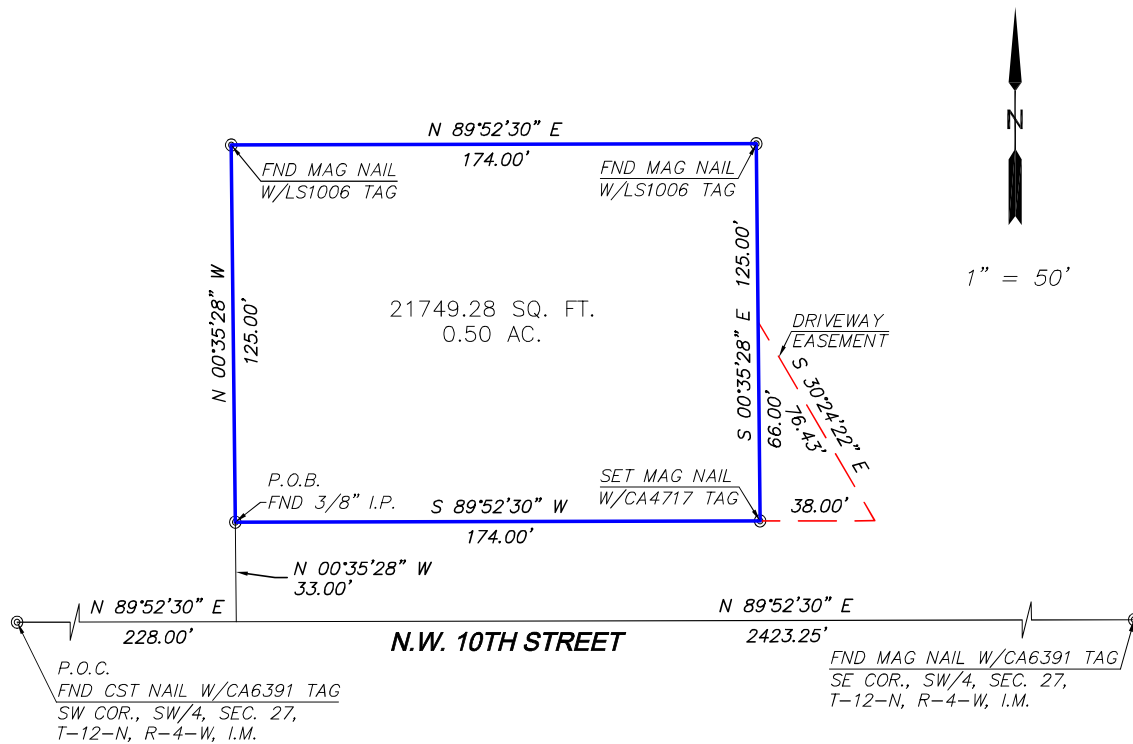
Location: 5241 NW 10<sup>th</sup> St

**Full Legal Description:**

A TRACT OR PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWELVE (12) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 10<sup>TH</sup> STREET, IN OKLAHOMA CITY, OKLAHOMA, SAID POINT BEING LOCATED 228 FEET EAST AND 33 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 125 FEET; THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 27 A DISTANCE OF 174 FEET; THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 27 A DISTANCE OF 125 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SAID N.W. 10<sup>TH</sup> STREET; THENCE WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 174 FEET TO THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR DRIVEWAY PURPOSES OVER AND ACROSS A TRIANGULAR TRACT OF LAND ADJOINING THE EAST SIDE OF THE ABOVE DESCRIBED PREMISES MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 402 FEET EAST AND 33 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 27, TOWNSHIP 12 NORTH, RANGE 4 WEST, SAID POINT BEING THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PREMISES; THEN NORTH ALONG THE EAST LINE OF THE ABOVE DESCRIBED PREMISES A DISTANCE OF 66 FEET; THENCE ON A STRAIGHT LINE RUNNING SOUTHEASTERLY TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 10<sup>TH</sup> STREET; THEN WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 38 FEET TO THE POINT OF BEGINNING.

# PLAT OF SURVEY



## LEGAL DESCRIPTION

WARRANTY DEED – BOOK 15617, PAGE 1650  
A tract or parcel of land situated in the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Twenty-seven (27), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point on the North right-of-way line of N.W. 10th Street, in Oklahoma City, Oklahoma, said point being located 228 feet East and 33 feet North of the Southwest Corner of said Section 27; thence North on a line parallel to the West line of said Section 27 a distance of 125 feet; thence East on a line parallel to the South line of said Section 27 a distance of 174 feet; thence South on a line parallel to the West line of said Section 27 a distance of 125 feet to a point on the North right-of-way line of said N.W. 10th Street; thence West along said right-of-way line a distance of 174 feet to the Point or Place of Beginning.

Together with an Easement for driveway purposes over and across a triangular tract of land adjoining the East side of the above described premises more particularly described as follows: Beginning at a point 402 feet East and 33 feet North of the Southwest Corner of said Section 27, Township 12 North, Range 4 West, said point being the Southeast corner of the above described premises; thence North along the East line of the above described premises a distance of 66 feet; thence on a straight line running Southeasterly to a point on the North right-of-way line of N.W. 10th Street; thence West along said right-of-way line a distance of 38 feet to the Point of Beginning.

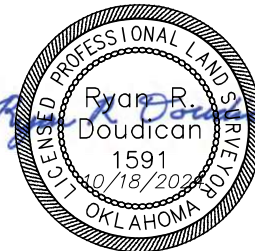
## NOTES

Basis of Bearing: N 89°52'30" E along the South line of the SW/4 of Section 27, T-12-N, R-4-W, I.M. Oklahoma State Plane Coordinate System, North Zone, NAD83, 2011, RTK NET.

I, Ryan Doudican, a Registered Professional Land Surveyor, do hereby certify that I, or others under my direct supervision, have made a careful survey of the property shown hereon.

This plat of survey meets the Minimum Technical Standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

Date of last site visit – 10/17/2024  
Property appears to have access to a public street.



## OKLAHOMA SURVEY CO

3121 E. SORGHUM MILL RD. EDMOND, OK 73034  
(405) 821-5656 ryan@oklahomasurveycompany.com

CERTIFICATE OF AUTHORIZATION #4717

BOUNDARY SURVEY  
5241 NW 10TH STREET  
OKLAHOMA CITY  
OKLAHOMA COUNTY  
OKLAHOMA

SCALE 1"=50'  
DATE: 10/18/2024  
PAGE 1 OF 1  
PROJECT NO. 4069

## LETTER OF AUTHORIZATION

Gold Jack Holdings LLC

 $\dot{I},$ 

Or,

*Property Owner of Record*

authorize;

Agent of the Property Owner of Record and Title

Duke Newin

*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:

5241 NW 10<sup>th</sup> St, Oklahoma City, OK 73127

Account: R147859730

Address and/or County Assessor account number and County Name

By:

Signature \_\_\_\_\_

Title:

Manager / Proprietor

Date:

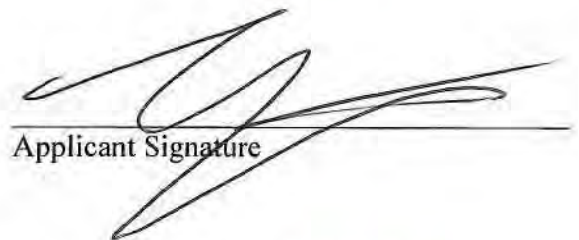
MM/DD/YYYY

## 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.

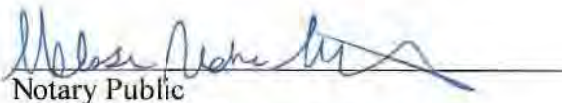
Executed at Oklahoma City, Oklahoma, on the 21<sup>st</sup> day of November, 2024

  
Applicant Signature

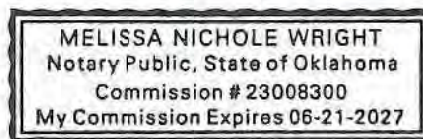
Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,  
County of Oklahoma, on the 21<sup>st</sup> day of November, 2024.

My Commission Expires:

06-21-2027

  
Notary Public

Commission # 23008300



name1	mailingaddress1	city	state	zipcode	legal
1105 NORTH MACARTHUR HOLDINGS LLC	118 E 25TH ST, Unit 11	NEW YORK	NY	10010-2966	UNPLTD PT OF SEC 28 12N 4W S3ACRS OF E 1/2 OF SE4 OF SE4 OF SE4 EXW7FT OF E40FT OF S305FT & W17FT OF E50FT OF N100FT MORE OR LESS
AIKMAN GARY W & LINDA A	9300 NW 79TH ST	YUKON	OK	73099	TABOR COMMERCIAL ADD 000 005 SPAIN CRYSTAL SPRING 004 000 ALL BLK 4 EX W156FT OF S185FT & EX N167FT OF W167FT & EX S185FT OF
EL YOUBI MOHAMMED	5015 LARISSA LN	OKLAHOMA CITY	OK	73112	E161.1FT SUBJ TO ESMTS OF RECORD UNPLTD PT SW4 SEC 27 12N 4W BEG 33FT N & 228FT E OF SW/C OF SW4 N125FT E174FT S125FT W174FT TO
GOLD JACK HOLDINGS LLC	3160 W BRITTON RD, Unit DD	OKLAHOMA CITY	OK	73120	BEG UNPLTD PT SEC 27 12N 4W 000 000 PT OF SEC 27 12N 4W E100FT OF W175FT OF W 1/2 OF S 4/5 OF SE4 OF SW4
INTER VIVOS TRUST	4808 NW 30TH ST	OKLAHOMA CITY	OK	73122	OF SW4 UNPLTD PT SW4 SEC 27 12N 4W BEG 132FT W & 147FT N OF SE/C SW4 SW4 SW4 TH N511.84FT W478FT S219FT E148FT S390FT E30FT N125FT E174FT S125FT E20FT N97FT E92.2FT TO BEG PLUS LOTS 1 THRU 4 TABORS
IZA INVESTMENTS LLC	4505 NW 29TH ST	OKLAHOMA CITY	OK	73127	COMMERCIAL ADD UNPLTD PT SEC 28 12N 4W 000 000 PT SE4 SEC 28 12N
JAY LLC	929 SW 29TH ST	OKLAHOMA CITY	OK	73109-2303	4W BEING S/2 OF N250FT E/2 SE4 SE4 SE4 UNPLTD PT SEC 27 12N 4W BLK 000 LOT 000 PT SW4 SEC 27 12N 4W BEG 132FT W OF SE/C SW4 SW4 SW4 TH
MUNICIPALITY INFRASTRUCTURE LEASING LLC	PO BOX 1024	LONE GROVE	OK	73443	N147FT W92.2FT S147FT E92.2FT TO BEG SUBJ TO ESMTS OF RECORD SPAIN CRYSTAL SPRING 000 000 W62.10FT OF LOT 1 & ALL OF LOTS 2 & 3 ALSO DESCRIBED AS BEG 255FT W OF SE/C LT 1 TH W696.30FT N630.60FT E696.30FT
SECURCARE OKLAHOMA I LLC	9226 TEDDY LN STE 100	LONE TREE	CO	80124-6726	S630.60FT TO BEG SPAIN CRYSTAL SPRING 004 000 N167FT OF W167FT OF
SIDDHI LLC	4509 DEERFIELD DR	EDMOND	OK	73034	BLK 4 SUBJ TO EASEMENTS OF RECORD

THANH NGO SON

3101 SW 137TH ST

OKLAHOMA CITY OK

UNPLTD PT NE4 SEC 33 12N 4W BEG NE/C NE4 TH  
S243FT W33FT S250FT W222FT S170FT W152.23FT  
N225.62FT RIGHT ON CURVE NE3.97FT NE57.27FT LEFT  
ON CURVE NE21.8FT E2.40FT N168FT E15.10FT N210FT  
E120.43FT N33FT E196.70FT TO BEG CONT 4.11ACRS  
73170 MORE OR LESS

To maintain consistency, preserve readability, and minimize delays please maintain the formatting of this document to the maximum extent possible.

Sections may be added as necessary.

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-(number)**  
**MASTER DESIGN STATEMENT**

**(Revision Date)**  
**(Revision Date)**

**PREPARED BY:**

(CORPORATION / PARTNERSHIP)  
(AGENT) Duke Newin  
(ADDRESS) 8405 Surrey Pl  
(CITY, STATE, ZIP) Oklahoma City, OK 73120  
(AREA CODE and PHONE) 405-388-6886  
(E-MAIL ADDRESS) dnewin@outlook.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 **(C-4) 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:

### **(List Use Unit Classification (s))**

8300.14 – Automotive and Equipment: Cleaning and Repairs, Light Equipment  
8300.16 – Automotive Auction  
8300.18 – Automotive and Equipment: Automobile Dealerships and Malls  
8300.21 – Automotive and Equipment: Storage  
8300.41 – Food and Beverage Retail Sales  
8300.45 – Gasoline Sales, Large  
8300.46 – Gasoline Sales. Small: Restricted  
8300.63 – Retail Sales and Services: General

**1.1 Minimum Lot Size:** 21,750 square feet

**1.2 Minimum Lot Width:** 174 feet, existing lot size: 21,750 square feet plus 1,254 driveway easement

2. **Maximum Building Height:** Where abutting or within 75 ft of an AA, R A, R-1, R-2, R-3, R-3M, R-4M, R-MH-1, R-MH-2, HL or HP District: 35 ft and 2 stories

More than 75 ft of said district: 6 stories

Where abutting or within 75 ft of an R-4 District: 35 ft and 2 stories, thereafter 6 stories

Other: 6 stories

3. **Maximum Building Size:** 5000 sf

4. **Maximum Number of Buildings:** One

5. **Building Setback Lines**

Front Yard: 25 ft

Rear Yard: None

Except where a rear lot line abuts a residential district: 15 ft

Side Yard: None

Except where an interior lot line abuts a residential district: 15 ft

Exterior lot line abutting an arterial street: 25 ft or 75 ft from centerline, whichever is greater

Other: 15 ft

Corner Side Yard:

6. **Sight-proof Screening:** Per city ordinance

7. **Landscaping:** Per city ordinance

8. **Signs:**

**8.1 Free standing accessory signs:** Allowed

**8.2 Attached signs:** Allowed

**8.3 Non-Accessory Signs:**

#### **8.4 Electronic Message Display signs**

9. **Access:** There shall be one access point one exit point along NW 10<sup>th</sup> St.
10. **Sidewalks:** There is an existing sidewalk along NW 10<sup>th</sup> St.

#### **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. Open Space:** Fencing around perimeter

##### **3. Street Improvements:** n/a

##### **4. Site Lighting:** Parking lighting

##### **5. Dumpsters:** One

##### **6. Parking:** Per city code

##### **7. Maintenance:** n/a

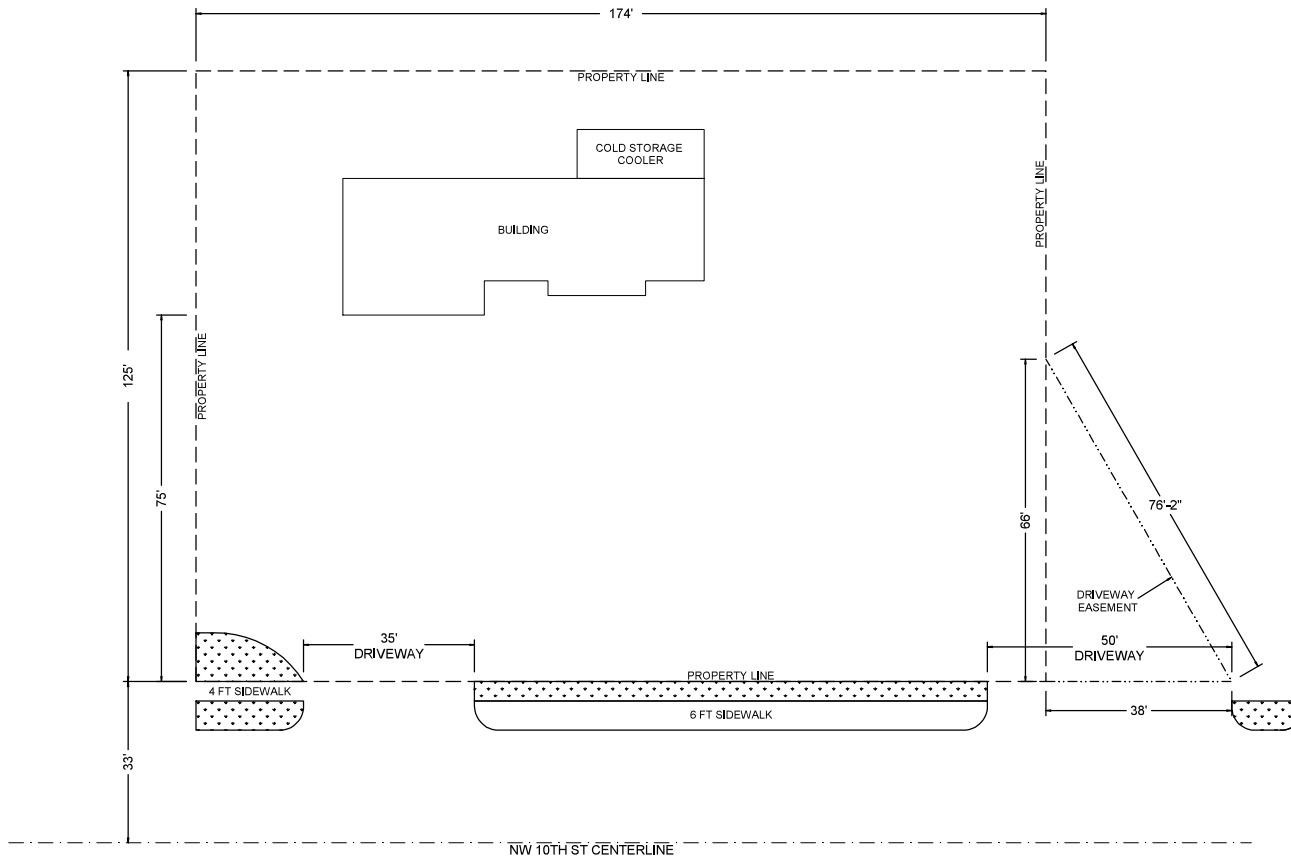
##### **8. Drainage:** n/a

##### **9. Other:** n/a

#### **III.Supporting Documents**

Exhibit A: Site Plan

Exhibit B: Site Survey



LOCATION: 5241 NW 10TH ST OKLAHOMA CITY, OK 73127  UNPLTD PT SECT 27-T12N-R4W QTR SW BLOCK 000 LOT 000	
	SCALE 1/8" = 1'-0" (18" X 12")  1/4" = 1'-0" (36" X 24")
CONTACT: BRAVO COMPANY LLC	SITE PLAN
	SHEET 1 OF 1