



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**  
Bank 7 - NW 63rd St. & N. Western Ave.

Project Name

1039 NW 63rd St, Oklahoma City, OK 73116

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

Commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only:

1570

Case No.: SPUD -

File Date: 14SEP'23

Ward No.: 2

Nbhd. Assoc.: ---

School District: OKC

Extg Zoning: C-3

Overlay: BOA 12742 SETBACKS

1.56 acres, more or less

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):

1039 NW 63RD, LLC

Name

1039 NW 63rd St.

Mailing Address

Oklahoma City, OK 73116

City, State, Zip Code

405-810-8600

Phone

Email

Signature of Applicant

Williams, Box, Forshee & Bullard, P.C. on behalf of Applicant

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

dmbox@wbflaw.com; kturner@wbflaw.com;

esilberg@wbflaw.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.

When Recorded Mail to:

Record & Return to:  
American Eagle Title Group  
421 NW 13th St, Suite 320  
Oklahoma City, OK 73103  
File # 1709-0002-23

20171218011781850  
12/18/2017 12:16:25 PM  
Bk:RE13617 Pg:1862 Pgs:7 DEED  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten

SPECIAL WARRANTY DEED

CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C., an Oklahoma limited liability company, successor by merger to KOJO Enterprises, L.L.C., an Oklahoma limited liability company ("Grantor"), whose mailing address is P.O. Box 54853, Oklahoma City, Oklahoma 73154-0496, for and in consideration of the sum of Ten Dollars (\$ 10.00) and other good and valuable consideration to it in hand paid by 1039 NW 63RD, LLC, an Oklahoma limited liability company ("Grantee"), whose mailing address is 1039 N.W. 63rd Street, Oklahoma City, Oklahoma 73116, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, and CONVEY, unto Grantee that certain real property located in Oklahoma County, Oklahoma, and being more particularly described in Exhibit A attached hereto and by this reference made a part hereof for all purposes (the "Land"), together with all improvements thereon (the "Improvements") and all the appurtenances belonging thereto (the "Appurtenances"). The Land, the Improvements, and the Appurtenances may sometimes hereinafter be referred to collectively as the "Property". It is expressly acknowledged by Grantee that the conveyance provided for herein by Grantor shall not include any of Grantor's right, title or interest in and to all oil, gas, sulphur and other minerals located in, on or under the Land and that may be produced therefrom, together with any rights under any leases of such rights, all royalties, rentals, bonuses, and other payments and consideration from any and all such leases now or hereafter existing and any and all other rights, title and interest appurtenant to such rights (such excluded rights hereinafter the "Mineral Rights"); provided, however, that as a part of such reservation by Grantor, the use of the surface of the Land in connection with the exercise of the reserved Mineral Rights shall be restricted such that Grantor, on behalf of itself and its successors and assigns, waives all rights to the surface of the Land and to the right to conduct operations of whatsoever nature with respect to the exploration, mining, production, processing or gathering of oil, gas, sulphur or other minerals from the Land but that nothing shall restrict or prohibit the pooling or unitization of the portion of the Mineral Rights with land other than the Land, or the exploration or production of the oil, gas, sulphur and other minerals by means of wells that are drilled or mines that open on land other than the Land but enter or bottom under the Land, or by any other method that does not require ingress and egress over the surface of the Land (the "Surface Waiver").

7/25

This Special Warranty Deed is made and accepted expressly subject to those encumbrances and exceptions (hereinafter collectively the "Permitted Exceptions") set forth in Exhibit B attached hereto and by this reference made a part hereof for all purposes, to the extent and only to the extent valid and enforceable against the Property, and the reservation of the Mineral Rights (as limited by the Surface Waiver).

TO HAVE AND TO HOLD the Property, as aforesaid, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions and the reservation of Mineral Rights (as limited by the Surface Waiver), unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

A portion of the Documentary Stamp Tax payable in connection with this Special Warranty Deed in an amount equal to \$1,800.00 shall be allocated and attributable to the portion of the Property more particularly described in Exhibit C attached hereto and by this reference made a part hereof for all purposes.

The remaining amount of Documentary Stamp Tax payable in connection with this Special Warranty Deed shall be allocated and attributable to the portion of the Property not otherwise described on Exhibit C.

(Signature Page to Follow)

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, this Special Warranty Deed has been executed and delivered to be effective for all purposes as of the 15 day of December, 2017.

GRANTOR:

CHESAPEAKE LAND DEVELOPMENT  
COMPANY, L.L.C.,  
an Oklahoma limited liability company

By: [Signature]  
Name: James R. Webb  
Title: Executive Vice President – General Counsel  
and Corporate Secretary

ACKNOWLEDGMENT

STATE OF OKLAHOMA       )  
  )  
COUNTY OF OKLAHOMA    )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of December, 2017, by James R. Webb, Executive Vice President – General Counsel and Corporate Secretary of Chesapeake Land Development Company, L.L.C., an Oklahoma limited liability company.

Sarah B. May  
NOTARY PUBLIC, STATE OF OKLAHOMA  
Commission No. 16002603

My Commission Expires:

3/9/20

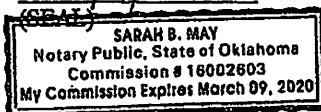


Exhibit "A" to Special Warranty Deed

Legal Description of Property

Lots Seventeen (17) through Thirty-Six (36) both inclusive in Block Two (2) of NORTHWEST HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof.

Exhibit "B" to Special Warranty Deed

Permitted Exceptions

1. Fees, taxes, and assessments made by any taxing authority for the year 2018, which are not yet ascertainable, due or payable, and all subsequent years.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the Property or produced from the Property, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the public records.
3. Water rights, claims or title to water, whether or not shown by the public records.
4. 25 foot building set back line along east of Lots 17-28 and west 25 feet of Lots 29-36, Northwest Heights Addition as shown on the plat recorded in Book 9 of Plats, Page 43.
5. Restrictive covenants as shown on Plat and Dedication of Northwest Heights as shown on the plat recorded in Book 9 of Plats, Page 43.
6. Easement in favor of the City of Oklahoma City recorded in Book 2058, Page 233.
7. Easement in favor of the City of Oklahoma City recorded in Book 4343, Page 1387.
8. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 6139, Page 1962.
9. Easement in favor of the City of Oklahoma City recorded in Book 4179, Page 617.
10. Easement in favor of the City of Oklahoma City recorded in Book 4827, Page 1083, re-filed in Book 4853, Page 807.
11. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 11781, Page 746.
12. Parking License Agreement dated December 30, 2013, between Metro Center, LLC, and Grantor.
13. Amended and Restated Lease Agreement dated September 1, 2011, between Grantor and Irma's Fine Food, Inc., as amended.
14. Lease Agreement dated February 28, 2013, between Grantor and Bank 7, as amended.

15. All matters shown on the ALTA/NSPS Land Title Survey prepared by Robert R. Hume, P.L.S. No. 1531, on behalf of Johnson & Associates, Inc., dated November 13, 2017, as revised December 6, 2017, and designated as Project No. 3983.

Exhibit "C" to Special Warranty Deed

A tract of land being a part of the Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Lots Seventeen (17) through Twenty-one (21) in Block Two (2) as shown on the plat Northwest Heights Addition recorded in Book 9 of plats, Page 43, being more particularly described as follows:

Beginning at the Southeast (SE) Corner of said Lot Twenty (20), said point being the POINT OF BEGINNING;

THENCE South 89°49'54" West, along and with the South line of said Lot Twenty (20), a distance of 112.00 feet;

THENCE South 00°10'06" East, departing and perpendicular to said South line, a distance of 5.00 feet;

THENCE South 89°49'54" West, parallel to and 5.00 feet South of the South line of said Lot Twenty (20), a distance of 30.00 feet;

THENCE South 48°32'33" West, a distance of 27.84 feet to a point on the West line of said Lot Twenty-one (21);

THENCE North 00°10'06" West, along and with the East line of the 20' Alley in said Block Two (2), a distance of 123.00 feet to the Northwest (NW) Corner of said Lot Seventeen (17);

THENCE North 89°49'54" East, along and with the North line of said Lot Seventeen (17), a distance of 161.42 feet to the Northeast (NE) Corner of said Lot Seventeen (17);

THENCE South 01°12'26" East, along and with the East line of said Block Two (2), a distance of 100.02 feet to the POINT OF BEGINNING.

Containing 16,680 square feet or 0.3829 acres, more or less.

Basis of Bearing: The South line of the Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range Three (3) West having an assumed bearing of South 89°27'54" West.

20171216011761958  
Filing Fee: \$25.00  
Doc. Stamps: \$4,800.00  
12/18/2017 12:16:25 PM  
DEED





Exhibit A  
LEGAL DESCRIPTION  
Bank 7  
SPUD

August 22, 2023

A tract of land being a part of the Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Lots 21 through 36 both inclusive in Block 2 of Northwest Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat.

**WESTERN AVENUE**

**20' ALLEY**

**OLIE AVENUE**

**NORTHWEST HEIGHTS  
BK. 9 PLATS, PG. 43**

BLOCK 2

41

16

40

17

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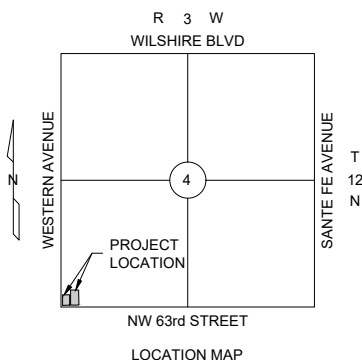
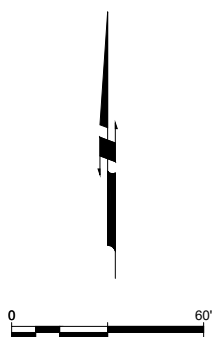
30

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29

28

**N.W. 63rd STREET**



ACAD FILE: S:\Civil 3D proj\3983\3983002\3983002-SPUD Exhibit.dwg, 8/22/2023 7:29 AM, Matt Johnson  
XREFS LOADED: 3983-bdy.dwg

Copyright © 2023 Johnson & Associates

Proj. No.: 3983002  
Date: 8-22-23  
Scale: 1"=60'

**BANK 7**  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
**SPUD EXHIBIT**



**Johnson & Associates**  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com  
Certificate of Authorization #1484 Exp. Date: 06-30-2025  
• ENGINEERS • SURVEYORS • PLANNERS •





# HEADQUARTERS

Oklahoma City, Oklahoma






## LETTER OF AUTHORIZATION

Henry Litchfield, Vice President/General Counsel of 1039 NW 63RD, LLC, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location: 1039 NW 63<sup>rd</sup> Street, Oklahoma City, OK 73116.

**1039 NW 63RD, LLC**

By:   
Henry Litchfield, Vice President/General  
Counsel

Date: August 23, 2023

**CERTIFICATE OF BONDED ABTRACTOR**  
(400 FEET RADIUS REPORT)

STATE OF OKLAHOMA                     )  
  ) §:  
COUNTY OF OKLAHOMA                )

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 400 feet in all directions of the following described land:


See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (6 ), both inclusive.

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

Dated: August 21, 2023 at 7:30 AM

**First American Title Insurance Company**

By:   
Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2831521-OK99

LEGAL DESCRIPTION

Bank 7  
SPUD

August 22, 2023

A tract of land being a part of the Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Lots 21 through 36 both inclusive in Block 2 of Northwest Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat.

OWNERSHIP REPORT  
ORDER 2831521-OK99

DATE PREPARED: AUGUST 28, 2023  
EFFECTIVE DATE: AUGUST 21, 2023 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
2615	R074016160	1039 NW 63RD LLC		1039 NW 63RD ST	OKLAHOMA CITY	OK	73116	NORTHWEST HEIGHTS	002	000	NORTHWEST HEIGHTS 002 000 LOTS 17 THRU 28 (PART OF SUBJECT PROPERTY WITHIN)	6415 N OLIE AVE OKLAHOMA CITY
2615	R074017560	1039 NW 63RD LLC		1039 NW 63RD ST	OKLAHOMA CITY	OK	73116	NORTHWEST HEIGHTS	002	000	NORTHWEST HEIGHTS 002 000 LOTS 29 THRU 32 EX A TRI ANGLER TR IN SW/C LOT 29 BEING 25FT ON W & 25FT ON S PLUS ALL LOTS 33 THRU 36 (PART OF SUBJECT PROPERTY)	6400 N WESTERN AVE OKLAHOMA CITY
2615	R074017559	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	NORTHWEST HEIGHTS	002	000	NORTHWEST HEIGHTS 002 000 A TRI TR IN SW/C OF LOT 29 BEING 25FT ON W & 25FT ON S EXEMPT (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
2618	R169570010	CITY OF NICHOLS HILLS		6407 AVONDALE DR	OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	001	000	NICHOLS HILLS ADD 001 000 LOTS 1 & 1A & SELY12.5FT OF LOT 2A & E31.35FT LOT 2	UNKNOWN NICHOLS HILLS
2618	R169570050	CITY OF NICHOLS HILLS		6407 AVONDALE DR	NICHOLS HILLS	OK	73116-6431	NICHOLS HILLS ADD	001	000	NICHOLS HILLS ADD 001 000 NW12 1/2FT LOT 4 ALL LOT 5 LOT 6 EX W10FT EXEMPT	6407 AVONDALE DR NICHOLS HILLS
2618	R169570030	CITY OF NICHOLS HILLS		6407 AVONDALE DR	NICHOLS HILLS	OK	73116-6431	NICHOLS HILLS ADD	001	000	NICHOLS HILLS ADD 001 000 NW37.5FT LOT 2A & ALL LOT 3 & SE12.5FT LOT 4 EXEMPT	0 UNKNOWN NICHOLS HILLS
2618	R169570060	CITY OF NICHOLS HILLS		6407 AVONDALE DR	NICHOLS HILLS	OK	73116-6431	NICHOLS HILLS ADD	001	000	NICHOLS HILLS ADD 001 000 W10FT OF LOT 6 & ALL OF LOTS 7 & 8 EXEMPT	0 UNKNOWN NICHOLS HILLS
2618	R169570070	CITY OF NICHOLS HILLS		6407 AVONDALE DR	NICHOLS HILLS	OK	73116-6431	NICHOLS HILLS ADD	001	009	NICHOLS HILLS ADD 001 009 EXEMPT	0 UNKNOWN NICHOLS HILLS
2618	R169570160	CITY OF NICHOLS HILLS		6407 AVONDALE DR	NICHOLS HILLS	OK	73116-6431	NICHOLS HILLS ADD	001	000	NICHOLS HILLS ADD BLK 001 LOT 000 LOTS 31 THRU 35 & W30FT LOT 2 PLUS S/2 OF ALLEYWAY ADJ TO THE N BOUNDARY OF LOT 31 & ALL THAT PORTION OF ALLEYWAY LYING BETWEEN E LINE LOT 10 & LOT 31 & EXTENDING E TO N R/W LINE OF NW 63RD ST	1105 NW 63RD ST NICHOLS HILLS

OWNERSHIP REPORT  
ORDER 2831521-OK99

DATE PREPARED: AUGUST 28, 2023  
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2618	R169570260	NB PROPERTIES LLC		PO BOX 54390	OKLAHOMA CITY	OK	73154-1390	NICHOLS HILLS ADD	003	000	NICHOLS HILLS ADD 003 000 BEG SE/C LOT 2 BLK 3 TH W70.31FT SW90FT NW206FT NE186.70FT N16.22FT E165.95FT S222.90FT TO BEG	6410 AVONDALE DR NICHOLS HILLS
2618	R169570190	OKC SGS LLC	180 EAST BROAD ST	21ST FLOOR	COLUMBUS	OH	43215	NICHOLS HILLS ADD	003	001	NICHOLS HILLS ADD 003 001	6405 N WESTERN AVE NICHOLS HILLS
2615	R085596900	NHG LLC		6801 N CLASSEN BLVD STE A	OKLAHOMA CITY	OK	73116	NORTH OKLA CITY ADD	135	000	NORTH OKLA CITY ADD 135 000 LOT 4 EX S30FT	6501 N CLASSEN BLVD OKLAHOMA CITY
2615	R085596880	O&M PROPERTY LLC		6533 N CLASSEN BLVD	OKLAHOMA CITY	OK	73116-7309	NORTH OKLA CITY ADD	135	000	NORTH OKLA CITY ADD 135 000 S126.4FT (126.04FT MEASURED) OF E170FT LOT 2 & E170FT OF LOT 3	6533 N CLASSEN BLVD OKLAHOMA CITY
2615	R085596905	OKLAHOMA POLICE PENSION	& RETIREMENT SYSTEM	6600 N HARVEY PL STE 130	OKLAHOMA CITY	OK	73116-7910	NORTH OKLA CITY ADD	135	000	NORTH OKLA CITY ADD 135 000 S30FT LOT 4 ALL LOT 5 SUBJ TO EASEMENTS OF RECORD	1001 NW 63RD ST, Unit 300 OKLAHOMA CITY
2615	R085596881	DUALSTAR MANAGERS LLC, TEAM HEILEN HOLDINGS LLC	STRATFORD PROPERTY COMPANY, COGAR HOLDINGS LLC	9211 LAKE HEFNER PARKWAY STE 110	OKLAHOMA CITY	OK	73120	NORTH OKLA CITY ADD	135	000	NORTH OKLA CITY ADD 135 000 W230FT LOT 3	6516 N OLIE AVE, Unit A OKLAHOMA CITY
2615	R074014780	DOWNING PROPERTIES LLC		6520 N WESTERN AVE	OKLAHOMA CITY	OK	73116-7346	NORTHWEST HEIGHTS	002	000	NORTHWEST HEIGHTS 002 000 LOTS 1 THRU 10 & LOTS 54 THRU 56 PLUS 1/2 VAC ALLEY ADJ SD LOTS	6520 N WESTERN AVE, Unit 100 OKLAHOMA CITY
2615	R074018120	METRO CENTER LLC		6432 N WESTERN AVE	OKLAHOMA CITY	OK	73116-7322	NORTHWEST HEIGHTS	002	000	NORTHWEST HEIGHTS 002 000 LOTS 11 THRU 16 & LOTS 37 THRU 46	6418 N WESTERN AVE OKLAHOMA CITY
2615	R074018960	GORDON STUART PLAZA LC		6500 N WESTERN AVE	OKLAHOMA CITY	OK	73116	NORTHWEST HEIGHTS	002	000	NORTHWEST HEIGHTS 002 000 LOTS 47 THRU 53 PLUS 1/2 VAC ALLEY ADJ SD LOTS ON E	6500 N WESTERN AVE OKLAHOMA CITY



OWNERSHIP REPORT  
ORDER 2831521-OK99

DATE PREPARED: AUGUST 28, 2023  
EFFECTIVE DATE: AUGUST 21, 2023 AT 7:30 AM

2618	R169797050	OKC NHP LLC		180 E BROAD ST FL 21	COLUMBUS	OH	43215- 3714	UNPLTD PT SEC 05 12N 3W	000	000	UNPLTD PT SEC 05 12N 3W 000 000 PT SE4 SEC 5 12N 3W BEG 649.57FT W & 48FT N OF SE/C SE4 TH W10FT N15FT E10FT N108.60FT W162FT NLY41.75FT W167.56FT N61.26FT W120.36FT SW34.48FT W29.11FT NW34.26FT E184.59FT N215FT E73.26FT N197.50FT SELY ON A CURVE 326.21FT SELY364.63FT S194.61FT W25FT S123.60FT W25.24FT N51.41FT NW99.49FT NW ALONG A CURVE 7.51FT W147.55FT SW ON A CURVE 2.36FT SW10.66FT SW ALONG A CURVE 2.26FT S111.52FT W37.20FT TO BEG	1121 NW 63RD ST NICHOLS HILLS
2629	R133040040	CLASSEN CURVE HOTEL LLC		4335 N CLASSEN BLVD, Unit 100	OKLAHOMA CITY	OK	73118	UNPLTD PT SEC 08 12N 3W	000	000	UNPLTD PT SEC 08 12N 3W 000 000 PT NE4 SEC 8 12N 3W BEG 297.79FT S OF NE/C NE4 TH S152.21FT W50FT S167.35FT W270.01FT N60.74FT NE23.16FT N245.73FT E300FT TO BEG	6201 N WESTERN AVE OKLAHOMA CITY
2629	R133040070	NBC OKLAHOMA		13401 N PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73120	UNPLTD PT SEC 08 12N 3W	000	000	UNPLTD PT SEC 08 12N 3W 000 000 PT NE4 SEC 8 12N 3W BEG NE/C NE4 TH S297.79FT W300FT N298.09FT E300FT TO BEG CONT 2.05ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	6301 WESTERN AVE, Unit 408 OKLAHOMA CITY
2629	R133040013	CLASSEN CURVE DEVELOPMENT PARCEL LLC		180 E BROAD ST 21ST FL	COLUMBUS	OH	43215- 3714	UNPLTD PT SEC 08 12N 3W	000	000	UNPLTD PT SEC 8 12N 3W BLK 000 LOT 000 PT NE4 SEC 8 12N 3W BEG 300FT W & 50FT S OF NE/C NE4 TH S187.32FT W453.12FT N186.28FT E453.53FT TO BEG	UNKNOWN
2636	R133060070	CHESAPEAKE ENERGY CORPORATION		PO BOX 18496	OKLAHOMA CITY	OK	73154- 0496	UNPLTD PT SEC 09 12N 3W	0	0	UNPLTD PT SEC 09 12N 3W 000 000 PT NW4 SEC 9 12N 3W FORMERLY UNITS E104U & E104L OF THREE CHOPT SQUARE CONDO NOW VACATED	UNKNOWN
2636	R133060075	CHESAPEAKE ENERGY CORPORATION	RICH SANCHEZ	PO BOX 18496	OKLAHOMA CITY	OK	73154- 0496	UNPLTD PT SEC 09 12N 3W	0	0	UNPLTD PT SEC 09 12N 3W 000 000 PT NW4 SEC 9 12N 3W FORMERLY UNIT C OF THREE CHOPT SQUARE II NOW VACATED	UNKNOWN

OWNERSHIP REPORT  
ORDER 2831521-OK99

DATE PREPARED: AUGUST 28, 2023  
EFFECTIVE DATE: AUGUST 21, 2023 AT 7:30 AM

2636	R133062600	OKLAHOMA COUNTY	320 ROBERT S KERR AVE STE 307	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 09 12N 3W	0	0	UNPLTD PT SEC 09 12N 3W 000 000 PT NW4 SEC 9 12N 3W ALL FORMER R/W OKLA RAILWAY CO BEING 60FT IN WIDTH THE ENTIRE LENGTH OF CLASSEN BLVD PLUS A TR MARKED STATION GROUNDS AT THE JUNCTION OF BELLE ISLE AVE & CLASSEN BLVD PLUS OKLA RAILWAY CO R/W LYING W OF CLASSEN & STATION GROUNDS & RUNNING ALONG BELLE ISLE AVE EX A TR 60FT N&S BY150FT E&W BEG 1245FT N OF SW/C NW4 PLUS A TR BEG SW/C LT 27 BLK 4 CAPITOL VIEW HTS TH E132.46FT TH SWLY ALONG A CURVE 78.03FT WLY85.93FT NLY17.52FT ELY30FT TO BEG EX E30FT BETWEENS LINE BLK 105 OF N OKC ADDN EXTENDED & N LINE BLK 105 EXTENDED & EX A TR BEG 132.46FT ELY OF SW/C LT 27 BLK 4 CAPITOL VIEW HTS TH NELY ALONG A CURVE 239.78FT SLY142.84FT SW34.59FT WLY142.84FT TO BEG	0 UNKNOWN
2636	R133060025	CHESAPEAKE LAND COMPANY LLC	PO BOX 18496	OKLAHOMA CITY	OK	73154- 0496	UNPLTD PT SEC 09 12N 3W	000	000	UNPLTD PT SEC 09 12N 3W 000 000 BEING PT NW4 SEC 9 & SW4 SEC 4 12N 3W & PT CAPITOL VIEW HEIGHTS & LAKE GEORGE ADDN & VAC ALLEYS DESC AS FOLLOWS BEG NE/C LOT 1 BLK 1 CAPITOL VIEW HEIGHTS ADDN TH S240FT W150FT N113.52FT NWLY 70FT NELY180.30FT TO BEG CONT 32819 SQ FT OR .7534ACRS MORE OR LESS (NOW VACATED)	6301 N CLASSEN BLVD OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2831521-OK99

DATE PREPARED: AUGUST 28, 2023  
EFFECTIVE DATE: AUGUST 21, 2023 AT 7:30 AM

2636	R133060030	CHESAPEAKE LAND COMPANY LLC		PO BOX 18496	OKLAHOMA CITY	OK	73154- 0496	UNPLTD PT SEC 09 12N 3W	000	000	UNPLTD PT SEC 09 12N 3W 000 000 PT NW4 SEC 9 & SW4 SEC 4 12N 3W & PT VAC OLLIE AVE & PT LAKE GEORGE ADDN & CAPITOL VIEW HTS ADDN & PT OF VAC ALLEY BLK 1 CAPITOL VIEW HTS DESCRIBED AS FOLLOWS BEG 180.30FT SWLY FROM NE/C LOT 1 BLK 1 CAPITOL VIEW HTS ADDN TH SELY70FT S195.80FT W180FT N207FT NELY169.26FT TO BEG (NOW VACATED) PLUS PT NW4 SEC 9 12N 3W BEG 349.56FT SWLY FROM NE/C LT 1 BLK 1 CAPITAL VIEW HEIGHTS ADD TH S197FT W30FT N185.90FT NE31.78FT TO BEG	6255 N CLASSEN BLVD OKLAHOMA CITY
2636	R133060010	CHESAPEAKE LAND COMPANY LLC		PO BOX 18496	OKLAHOMA CITY	OK	73154- 0496	UNPLTD PT SEC 09 12N 3W	000	000	UNPLTD PT SEC 09 12N 3W 000 000 PT NW4 SEC 9 12N 3W & PT LAKE GEORGE ADD & CAPITAL VIEW HTS ADD & PT VACATED HILL & OLLIE AVE BEG NW/C LT 12 BLK 3 CAPITAL VIEW HTS ADD TH W30FT S4.28FT W30FT N211FT E30FT S10.62FT E180FT S196.38FT W150FT TO BEG CONT .96ACRS MORE OR LESS (NOW VACATED)	UNKNOWN
2636	R133060005	CHESAPEAKE LAND COMPANY LLC		PO BOX 18496	OKLAHOMA CITY	OK	73154- 0496	UNPLTD PT SEC 09 12N 3W	000	000	UNPLTD PT SEC 09 12N 3W 000 000 PT NW4 SEC 9 12N 3W & PT LAKE GEORGE ADDN BEG 240FT S OF NE/C LT 1 BLK 1 CAPITAL VIEW HTS ADD TH S128.20FT W150FT N128.20FT E150FT TO BEG (PT OF LAKE GEORGE ADDN NOW VACATED)	UNKNOWN
2636	R133060035	CHESAPEAKE LAND COMPANY LLC		PO BOX 18496	OKLAHOMA CITY	OK	73154- 0496	UNPLTD PT SEC 09 12N 3W	000	000	UNPLTD PT SEC 09 12N 3W 000 000 PT NW4 SEC 9 12N 3W FORMERLY LOTS 1 THRU 4 BLK 2 CAPITOL VIEW HEIGHTS ADDN PLUS ALL VAC ALLEY ADJ SD LOTS ON W PLUS ALL OF VACATED HILL AVE LYING BETWEEN BLKS 2 & 3 EX 25FT THAT ADJ LT 5 BLK 2 ON S (NOW VACATED)	6215 N CLASSEN BLVD OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2831521-OK99

DATE PREPARED: AUGUST 28, 2023  
EFFECTIVE DATE: AUGUST 21, 2023 AT 7:30 AM

2636	R133060085	CHESAPEAKE ENERGY CORPORATION		PO BOX 18496	OKLAHOMA CITY	OK	73154- 0496	UNPLTD PT SEC 09 12N 3W	000	000	UNPLTD PT SEC 09 12N 3W 000 000 PT NW4 SEC 9 12N 3W FORMERLY N11FT LOTS 33 & 34 PLUS S200FT LOTS 35 & 36 OF LAKE GEORGE ADDN NOW VACATED	6240 N WESTERN AVE OKLAHOMA CITY
2636	R133060020	CHESAPEAKE LAND COMPANY LLC		PO BOX 18496	OKLAHOMA CITY	OK	73154- 0496	UNPLTD PT SEC 09 12N 3W	000	000	UNPLTD PT SEC 09 12N 3W 000 000 PT NW4 SEC 9 12N 3W FORMERLY PT LOTS 35 & 36 BEG 157FT E NW/C LOT 35 TH S150FT E243.48FT TO E LINE LOT 36 N185.9FT TO NE/C LT 36 SWLY104.6FT W142.4FT TO BEG & PT BLK 35 BEG 43FT W NE/C SD LOT TH S150FT W140FT N50FT W17FT N100FT TO NW/C BLK 35 E157FT TO BEG SUBJ TO ESMTS OF RECORD (NOW VACATED)	6300 N WESTERN AVE OKLAHOMA CITY

When Recorded Mail to:

Record & Return to:  
American Eagle Title Group  
421 NW 13th St, Suite 320  
Oklahoma City, OK 73103  
File # 1709-0002-23



20171218011761950  
12/18/2017 12:16:25 PM  
Bk:RE13617 Pg:1962 Pgs:7 DEED  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten

SPECIAL WARRANTY DEED

CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C., an Oklahoma limited liability company, successor by merger to KOJO Enterprises, L.L.C., an Oklahoma limited liability company ("Grantor"), whose mailing address is P.O. Box 54853, Oklahoma City, Oklahoma 73154-0496, for and in consideration of the sum of Ten Dollars (\$ 10.00) and other good and valuable consideration to it in hand paid by 1039 NW 63RD, LLC, an Oklahoma limited liability company ("Grantee"), whose mailing address is 1039 N.W. 63rd Street, Oklahoma City, Oklahoma 73116, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, and CONVEY, unto Grantee that certain real property located in Oklahoma County, Oklahoma, and being more particularly described in Exhibit A attached hereto and by this reference made a part hereof for all purposes (the "Land"), together with all improvements thereon (the "Improvements") and all the appurtenances belonging thereto (the "Appurtenances"). The Land, the Improvements, and the Appurtenances may sometimes hereinafter be referred to collectively as the "Property". It is expressly acknowledged by Grantee that the conveyance provided for herein by Grantor shall not include any of Grantor's right, title or interest in and to all oil, gas, sulphur and other minerals located in, on or under the Land and that may be produced therefrom, together with any rights under any leases of such rights, all royalties, rentals, bonuses, and other payments and consideration from any and all such leases now or hereafter existing and any and all other rights, title and interest appurtenant to such rights (such excluded rights hereinafter the "Mineral Rights"); provided, however, that as a part of such reservation by Grantor, the use of the surface of the Land in connection with the exercise of the reserved Mineral Rights shall be restricted such that Grantor, on behalf of itself and its successors and assigns, waives all rights to the surface of the Land and to the right to conduct operations of whatsoever nature with respect to the exploration, mining, production, processing or gathering of oil, gas, sulphur or other minerals from the Land but that nothing shall restrict or prohibit the pooling or unitization of the portion of the Mineral Rights with land other than the Land, or the exploration or production of the oil, gas, sulphur and other minerals by means of wells that are drilled or mines that open on land other than the Land but enter or bottom under the Land, or by any other method that does not require ingress and egress over the surface of the Land (the "Surface Waiver").

7/25

This Special Warranty Deed is made and accepted expressly subject to those encumbrances and exceptions (hereinafter collectively the "Permitted Exceptions") set forth in Exhibit B attached hereto and by this reference made a part hereof for all purposes, to the extent and only to the extent valid and enforceable against the Property, and the reservation of the Mineral Rights (as limited by the Surface Waiver).

TO HAVE AND TO HOLD the Property, as aforesaid, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions and the reservation of Mineral Rights (as limited by the Surface Waiver), unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

A portion of the Documentary Stamp Tax payable in connection with this Special Warranty Deed in an amount equal to \$1,800.00 shall be allocated and attributable to the portion of the Property more particularly described in Exhibit C attached hereto and by this reference made a part hereof for all purposes.

The remaining amount of Documentary Stamp Tax payable in connection with this Special Warranty Deed shall be allocated and attributable to the portion of the Property not otherwise described on Exhibit C.

(Signature Page to Follow)

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, this Special Warranty Deed has been executed and delivered to be effective for all purposes as of the 15 day of December, 2017.

GRANTOR:

CHESAPEAKE LAND DEVELOPMENT  
COMPANY, L.L.C.,  
an Oklahoma limited liability company

By: 


Name: James R. Webb

Title: Executive Vice President – General Counsel  
and Corporate Secretary

ACKNOWLEDGMENT

STATE OF OKLAHOMA       )  
  )  
COUNTY OF OKLAHOMA    )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of December, 2017, by James R. Webb, Executive Vice President – General Counsel and Corporate Secretary of Chesapeake Land Development Company, L.L.C., an Oklahoma limited liability company.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF OKLAHOMA  
Commission No. 16002603

My Commission Expires:

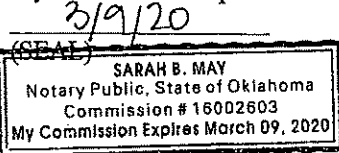


Exhibit "A" to Special Warranty Deed

Legal Description of Property

Lots Seventeen (17) through Thirty-Six (36) both inclusive in Block Two (2) of NORTHWEST HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof.



Exhibit "B" to Special Warranty Deed

Permitted Exceptions

1. Fees, taxes, and assessments made by any taxing authority for the year 2018, which are not yet ascertainable, due or payable, and all subsequent years.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, limestone, sand, and gravel located in, on, or under the Property or produced from the Property, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the public records.
3. Water rights, claims or title to water, whether or not shown by the public records.
4. 25 foot building set back line along east of Lots 17-28 and west 25 feet of Lots 29-36, Northwest Heights Addition as shown on the plat recorded in Book 9 of Plats, Page 43.
5. Restrictive covenants as shown on Plat and Dedication of Northwest Heights as shown on the plat recorded in Book 9 of Plats, Page 43.
6. Easement in favor of the City of Oklahoma City recorded in Book 2058, Page 233.
7. Easement in favor of the City of Oklahoma City recorded in Book 4343, Page 1387.
8. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 6139, Page 1962.
9. Easement in favor of the City of Oklahoma City recorded in Book 4179, Page 617.
10. Easement in favor of the City of Oklahoma City recorded in Book 4827, Page 1083, re-filed in Book 4853, Page 807.
11. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 11781, Page 746.
12. Parking License Agreement dated December 30, 2013, between Metro Center, LLC, and Grantor.
13. Amended and Restated Lease Agreement dated September 1, 2011, between Grantor and Irma's Fine Food, Inc., as amended.
14. Lease Agreement dated February 28, 2013, between Grantor and Bank 7, as amended.

15. All matters shown on the ALTA/NSPS Land Title Survey prepared by Robert R. Hume, P.L.S. No. 1531, on behalf of Johnson & Associates, Inc., dated November 13, 2017, as revised December 6, 2017, and designated as Project No. 3983.

Exhibit "C" to Special Warranty Deed

A tract of land being a part of the Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Lots Seventeen (17) through Twenty-one (21) in Block Two (2) as shown on the plat Northwest Heights Addition recorded in Book 9 of plats, Page 43, being more particularly described as follows:

Beginning at the Southeast (SE) Corner of said Lot Twenty (20), said point being the POINT OF BEGINNING;

THENCE South 89°49'54" West, along and with the South line of said Lot Twenty (20), a distance of 112.00 feet;

THENCE South 00°10'06" East, departing and perpendicular to said South line, a distance of 5.00 feet;

THENCE South 89°49'54" West, parallel to and 5.00 feet South of the South line of said Lot Twenty (20), a distance of 30.00 feet;

THENCE South 48°32'33" West, a distance of 27.84 feet to a point on the West line of said Lot Twenty-one (21);

THENCE North 00°10'06" West, along and with the East line of the 20' Alley in said Block Two (2), a distance of 123.00 feet to the Northwest (NW) Corner of said Lot Seventeen (17);

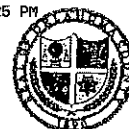
THENCE North 89°49'54" East, along and with the North line of said Lot Seventeen (17), a distance of 161.42 feet to the Northeast (NE) Corner of said Lot Seventeen (17);

THENCE South 01°12'26" East, along and with the East line of said Block Two (2), a distance of 100.02 feet to the POINT OF BEGINNING.

Containing 16,680 square feet or 0.3829 acres, more or less.

Basis of Bearing: The South line of the Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range Three (3) West having an assumed bearing of South 89°27'54" West.

20171218011761950  
Filing Fee: \$25.00  
Doc. Stamps: \$4,800.00  
12/18/2017 12:18:25 PM  
DEED



## LETTER OF AUTHORIZATION

Henry Litchfield, Vice President/General Counsel of 1039 NW 63RD, LLC, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location: 1039 NW 63<sup>rd</sup> Street, Oklahoma City, OK 73116.

**1039 NW 63RD, LLC**

By: 

Henry Litchfield, Vice President/General  
Counsel

Date: August 23, 2023

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

**Bank 7**  
NW 63<sup>rd</sup> St. & N. Western Ave.

**September 14, 2023**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.  
David Box  
522 Colcord Drive  
Oklahoma City, OK 73102  
405-232-0080 Phone  
405-236-5814 Fax  
[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.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, 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-3 Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the C-3 District shall be permitted on this site.

2. **Maximum Building Height:**

There shall be a maximum height of sixty-five feet (65'). Unoccupied architectural features shall be permitted and shall not exceed eight feet (80') in height.

3. **Maximum Building Size:**

The maximum building size shall be 56,000 square feet.

4. **Maximum Number of Buildings:**

There shall be a maximum of two (2) buildings.

**5. Building Setback Lines**

Building setback lines shall be as follows:

North: 10 feet

South: 0 feet

East: 10 feet

West: 10 feet

**6. Sight-proof Screening:**

Sight-proof Screening shall be in accordance with the base zoning district.

**7. Landscaping:**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

**8. Signs:**

**8.1 Freestanding Accessory Signs**

There shall be a maximum of one (1) freestanding accessory sign with a maximum of 175 square feet in display surface area per side.

**8.2 Attached Signs**

There shall be a maximum of two (2) attached signs. Each sign shall be a maximum of 175 square feet in display surface area.

**8.3 Non-Accessory Signs**

Non-Accessory signs will be in accordance with the base zoning district regulations.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs will be in accordance with the base zoning district regulations.

**9. Access:**

Access shall be taken from N. Western Ave., NW 63<sup>rd</sup> St., and N. Olie Ave.

**10. Sidewalks**

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

## **II. Other Development Regulations:**

### **1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

### **2. Open Space:**

Open space shall be in accordance with the base zoning district.

### **3. Street Improvements:**

N/A.

### **4. Site 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.

### **5. Dumpsters:**

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

### **6. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except there shall be a maximum of 60 required parking spaces.

Drive-up windows shall provide an unencumbered queuing lane that is a minimum of 54 feet in length.

### **7. Maintenance:**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches,



piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

**8. Drainage:**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit A

LEGAL DESCRIPTION

Bank 7

SPUD

August 22, 2023

A tract of land being a part of the Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Lots 21 through 36 both inclusive in Block 2 of Northwest Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat.





# HEADQUARTERS

Oklahoma City, Oklahoma





Exhibit A

LEGAL DESCRIPTION

Bank 7

SPUD

August 22, 2023

A tract of land being a part of the Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Lots 21 through 36 both inclusive in Block 2 of Northwest Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat.

Exhibit A  
LEGAL DESCRIPTION  
Bank 7  
SPUD

August 22, 2023

A tract of land being a part of the Southwest Quarter (SW/4) of Section Four (4), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Lots 21 through 36 both inclusive in Block 2 of Northwest Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, as shown by the recorded plat.

**WESTERN AVENUE**

**20' ALLEY**

**OLIE AVENUE**

**NORTHWEST HEIGHTS  
BK. 9 PLATS, PG. 43**

BLOCK 2

41

16

40

17

39

18

38

19

37

20

36

21

35

22

34

23

33

24

32

25

31

26

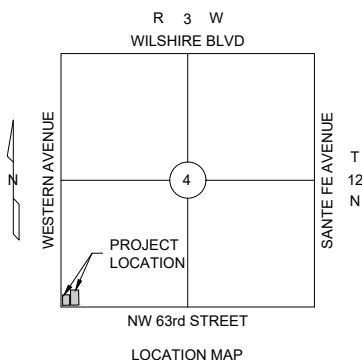
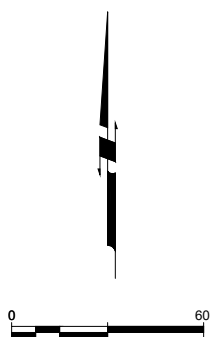
30

27

29

28

**N.W. 63rd STREET**



ACAD FILE: S:\Civil 3D proj\3983\3983002\3983002-SPUD Exhibit.dwg, 8/22/2023 7:29 AM, Matt Johnson  
XREFS LOADED: 3983-bdy.dwg

Copyright © 2023 Johnson & Associates

Proj. No.: 3983002  
Date: 8-22-23  
Scale: 1"=60'

**BANK 7**  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
**SPUD EXHIBIT**



**Johnson & Associates**  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com  
Certificate of Authorization #1484 Exp. Date: 06-30-2025  
• ENGINEERS • SURVEYORS • PLANNERS •





# HEADQUARTERS

Oklahoma City, Oklahoma

