



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

Mark West PUD

Project Name

1627 N Klein Ave, OKC, OK 73106

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

SPUD to accommodate for new garage and Accessory Dwelling Unit.

Summary Purpose Statement / Proposed Development

Staff Use Only

Case No.: SPUD -

File Date:

Ward No.:

Nbhd. Assoc.:

School District:

Extg Zoning:

Overlay:

0.12 Acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Mark West

Name

1627 N Klein Ave

Mailing Address

Oklahoma City, OK 73106

City, State, Zip Code

(405) 834-0413

Phone

westpaintingokc@gmail.com

Email

Signature of Applicant

Fallon Brooks-Jollybird Home Design, LLC

Applicant's Name (please print)

1605 N Classen Blvd

Applicant's Mailing Address

Oklahoma City, OK 73106

City, State, Zip Code

(405) 655-8077

Phone

fallon@jollybirddesign.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.



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

KNOW ALL MEN BY THESE PRESENTS:

THAT **MEDS, LLC** party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto

Mark West

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

For Tax Map ID(s): 060070775

Lot Three (3) and North Half (N/2) of Lot Four (4), of Edgewood, being a subdivision of Block Two (2), Summers Place Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

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

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, its successors, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

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

Signed and delivered December 27, 2021.

MEDS, LLC

BY: 

Greg Silvernail
Manager-Member

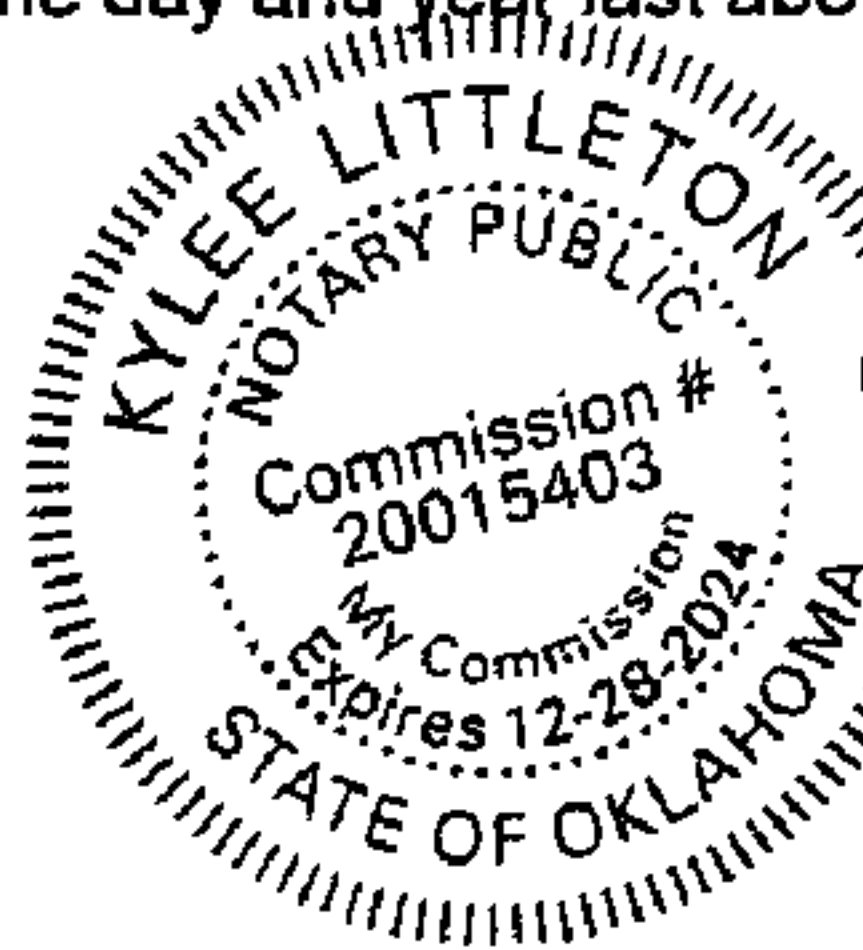
The State of OKLAHOMA

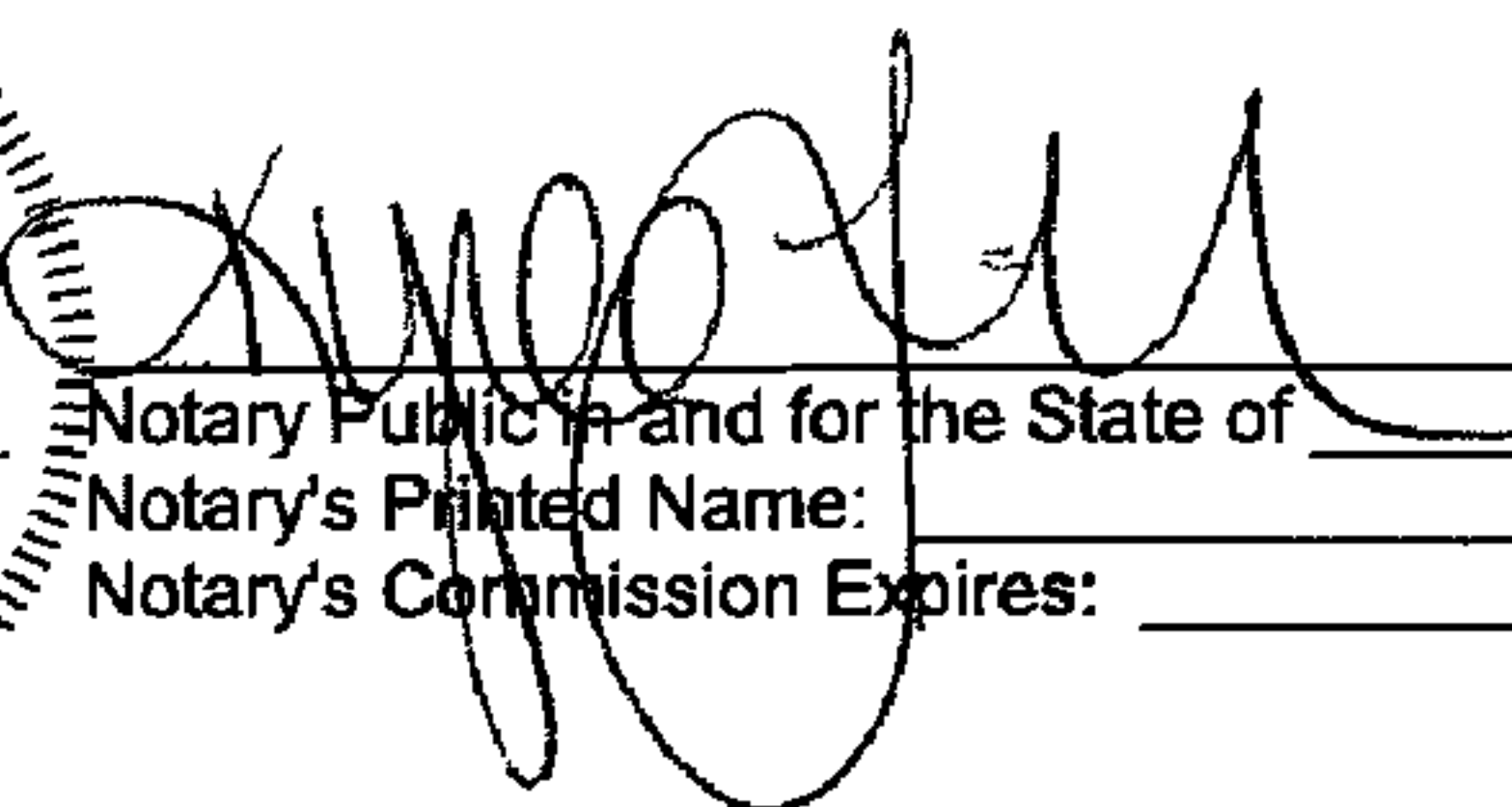
LLC ACKNOWLEDGMENT

County of OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 27 day of Dec, 2021 personally appeared Greg Silvernail, Manager of MEDS, LLC to me known to be the identical person(s) who signed the name of the maker thereof to the within foregoing instrument as its Manager, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed, for the uses and purposes therein set forth.

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




Notary Public in and for the State of _____
Notary's Printed Name: _____
Notary's Commission Expires: _____

Mail Deed and Tax Statements To:
Mark West
1627 N Klein Avenue
Oklahoma City, OK 73106

Presented for filing by and return to:
Chicago Title Oklahoma Co.
3401 NW 63rd, Suite 300
Oklahoma City, OK 73116
File No.: 710102107798
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Corp.

EXHIBIT A

LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 29, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma. More specifically described as:

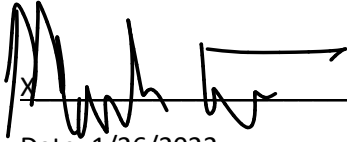
Lot 3 and the North half of Lot 4, Block 2 of the Edgewood Sub Addition to Oklahoma City, Oklahoma County Oklahoma.



JollyBird
Home Design

Letter of Authorization

I, Mark West, the property owner of record of 1627 N Klein Ave, Oklahoma City, OK 73106, authorize Fallon Brooks of JollyBird Home Design to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property located at 1627 N Klein Ave, Oklahoma City, OK 73106.



Date: 1/26/2022

**Oklahoma County Assessor
300 ft. Radius Report
01-27-2022**

| accountno | name1 | name2 | mailingaddress1 | mailingaddress2 | city | state | zipcode | subname | block | lot | legal | location |
|------------|------------------------------|--------------------------|---------------------------|-----------------|---------------|-------|------------|---------------------|-------|-----|---|-----------------------------------|
| R045000006 | 1701 N CLASSEN LLC | | PO BOX 1374 | | OKLAHOMA CITY | OK | 73101 | UNIVERSITY ADDITION | 00B | 000 | UNIVERSITY ADDITION BLK 000 LOT 000 S/2 OF BLK B & S/2 OF A 55FT STRIP ADJ ON W & LOTS 13 THRU 16 BLK 75 & S/2 OF VACATED ALLEY ADJ LTS 13 THRU 16 ON N | 1701 N CLASSEN BLVD OKLAHOMA CITY |
| R045008532 | RETAIL BUILDINGS INC | | C/O JACOBI AND ASSOCIATES | PO BOX 702377 | TULSA | OK | 74170 | UNIVERSITY ADDITION | 000 | 000 | UNIVERSITY ADDITION 000 000 LOTS 9 THRU 12 BLK 75 & N 1/2 BLK B & N 1/2 OF A 55 FT STRIPADJ ON W BLK B | 1204 NW 17TH ST OKLAHOMA CITY |
| R060060075 | GRIT LLC | ATTN STEPHANIE SCHMIDT | 10924 HEFNER POINTE DR | | OKLAHOMA CITY | OK | 73120 | AVOCA SUB ADDITION | 001 | 000 | AVOCA SUB ADDITION 001 000 LOTS 3 THRU 7 | 1108 NW 16TH ST OKLAHOMA CITY |
| R060081400 | BLUE MOUNTAIN REALTY LLC | | PO BOX 1865 | | OKLAHOMA CITY | OK | 73101 | SUMMERS PLACE ADD | 003 | 000 | SUMMERS PLACE ADD 003 000 S135FT LOT 3 & S75FT LOT 6 | 1615 N ELLISON AVE OKLAHOMA CITY |
| R060060650 | STRUBLE JEFF & AIMEE N TRS | STRUBLE FAMILY REV TRUST | 1111 NW 15TH ST | | OKLAHOMA CITY | OK | 73106 | AVOCA SUB ADDITION | 001 | 000 | AVOCA SUB ADDITION BLK 001 LOT 000 LOTS 1A & 2A & LOTS 8A & 9A & LOTS 14A & 15A & LOTS 20A & 21A & W5FT OF LOT 19 | 1111 NW 15TH ST OKLAHOMA CITY |
| R060081600 | BLUE MOUNTAIN REALTY LLC | | PO BOX 1865 | | OKLAHOMA CITY | OK | 73101 | SUMMERS PLACE ADD | 003 | 006 | SUMMERS PLACE ADD 003 006 S60FT OF N75FT | 1621 N ELLISON AVE OKLAHOMA CITY |
| R060070750 | WASHUTA STEVE | WASHUTA KAYLA | 1629 N KLEIN AVE | | OKLAHOMA CITY | OK | 73106 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 1 & 2 | 1629 N KLEIN AVE OKLAHOMA CITY |
| R060070825 | RUIZ ALBERTO | RUIZ ANA | 1617 N KLEIN AVE | | OKLAHOMA CITY | OK | 73106-4416 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 6 & 7 | 1623 N KLEIN AVE OKLAHOMA CITY |
| R060070850 | PUENTE ALBERTO CARLOS RUIZ | RUIZ DELIA | 1617 N KLEIN AVE | | OKLAHOMA CITY | OK | 73106-4416 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 8 & 9 | 1617 N KLEIN AVE OKLAHOMA CITY |
| R060070875 | POUND KATHRYN E | | 3126 S BOULEVARD STE 250 | | EDMOND | OK | 73013-5308 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 10 & 11 | 1613 N KLEIN AVE OKLAHOMA CITY |
| R060070900 | QUINTERO GILBERTO P & ELODIA | | 1436 REDING DR | | OKLAHOMA CITY | OK | 73119-4026 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 12 & 13 | 1609 N KLEIN AVE OKLAHOMA CITY |

**Oklahoma County Assessor
300 ft. Radius Report
01-27-2022**

| | | | | | | | | | | | | |
|------------|--|-----------------|---------------------------|----------------|---------------|----|------------|---------------------|-----|-----|--|----------------------------------|
| R060070925 | VASQUEZ HUMBERTO C | | 1603 N KLEIN AVE | | OKLAHOMA CITY | OK | 73106-4416 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 14 & 15 | 1603 N KLEIN AVE OKLAHOMA CITY |
| R060070950 | WALCHER DANIEL SHAWN & RAMSEY MARIE | | 1601 N KLEIN AVE | | OKLAHOMA CITY | OK | 73106 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 16 & 17 | 1601 N KLEIN AVE OKLAHOMA CITY |
| R045008586 | GEN PROPERTIES LLC | | 13610 PIN OAK | | EDMOND | OK | 73013-5601 | UNIVERSITY ADDITION | 075 | 000 | UNIVERSITY ADDITION 075 000 LOTS 23 & 24 | 1221 NW 16TH ST OKLAHOMA CITY |
| R060060275 | BREWER & ASSOCIATES PROPERTY LLC | | 800 NE 63RD ST STE 101C | | OKLAHOMA CITY | OK | 73105 | AVOCA SUB ADDITION | 001 | 012 | AVOCA SUB ADDITION 001 012 | 1612 N KLEIN AVE OKLAHOMA CITY |
| R060071000 | MOCTEZUMA PAMELA J | MOCTEZUMA RAMON | 1604 N ELLISON AVE | | OKLAHOMA CITY | OK | 73106-4440 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 20 & 21 | 1604 N ELLISON AVE OKLAHOMA CITY |
| R060071025 | BENTHEM HEIDI ELISE VAN | GREGORY DALTON | 3317 OUTPOST CIR | | NORMAN | OK | 73072 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 22 & 23 | 1610 N ELLISON AVE OKLAHOMA CITY |
| R060081250 | REBUILDING & MANAGING LLC | | 1304 NW 16TH ST | | OKLAHOMA CITY | OK | 73016 | SUMMERS PLACE ADD | 003 | 000 | SUMMERS PLACE ADD 003 000 W50FT OF E100FT OF LOT 1 & N15FT OF W50FT OF E100FT OF LOT 6 | 1304 NW 16TH ST OKLAHOMA CITY |
| R060071050 | DZAMBO PHILIP J | DZAMBO KAYLA | 1612 N ELLISON AVE | | OKLAHOMA CITY | OK | 73106 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 24 & 25 | 1612 N ELLISON AVE OKLAHOMA CITY |
| R060081225 | COOK GWEN | | 1623 N ELLISON AVE | | OKLAHOMA CITY | OK | 73106-4439 | SUMMERS PLACE ADD | 003 | 000 | SUMMERS PLACE ADD 003 000 E50FT LOT 1 & N15FT OF E50FT OF LOT 6 | 1623 N ELLISON AVE OKLAHOMA CITY |
| R060070975 | ROSEBURE KYLE & BRITTYN 2014 REV TRUST | | 1600 N ELLISON AVE | | OKLAHOMA CITY | OK | 73106 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 18 & 19 | 1600 N ELLISON AVE OKLAHOMA CITY |
| R060071075 | WAHKINNEY ELIZABETH A | | 2608 NW 32ND ST | | OKLAHOMA CITY | OK | 73112 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 26 & 27 | 1616 N ELLISON AVE OKLAHOMA CITY |
| R060071100 | DAVILA MIRIAM PATRICIA RAMOS | GUTIERREZ JUAN | ROSALAS DAVID | 7113 NW 8TH ST | OKLAHOMA CITY | OK | 73127 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 28 & 29 | 1620 N ELLISON AVE OKLAHOMA CITY |
| R045008505 | RETAIL BUILDINGS INC | | C/O JACOBI AND ASSOCIATES | PO BOX 702377 | TULSA | OK | 74170 | UNIVERSITY ADDITION | 075 | 000 | UNIVERSITY ADDITION 075 000 LOTS 3 & 4 | 1218 NW 17TH ST OKLAHOMA CITY |
| R045008514 | RETAIL BUILDINGS INC | | C/O JACOBI AND ASSOCIATES | PO BOX 702377 | TULSA | OK | 74170 | UNIVERSITY ADDITION | 075 | 000 | UNIVERSITY ADDITION 075 000 LOTS 5 & 6 | 1210 NW 17TH ST OKLAHOMA CITY |
| R045008523 | RETAIL BUILDINGS INC | | C/O JACOBI AND ASSOCIATES | PO BOX 702377 | TULSA | OK | 74170 | UNIVERSITY ADDITION | 075 | 000 | UNIVERSITY ADDITION 075 000 LOTS 7 & 8 | 1208 NW 17TH ST OKLAHOMA CITY |
| R045008730 | BILBAO JUBEL JHUN | | 1321 NW 16TH ST | | OKLAHOMA CITY | OK | 73106 | UNIVERSITY ADDITION | 076 | 000 | UNIVERSITY ADDITION 076 000 LOTS 31 & 32 | 1321 NW 16TH ST OKLAHOMA CITY |

**Oklahoma County Assessor
300 ft. Radius Report
01-27-2022**

| | | | | | | | | | | | | |
|------------|--|--------------------------|-------------------------|---------------|---------------|----|------------|---------------------|-----|-----|---|--------------------------------|
| R045008721 | MAZAL THOMAS | | 1319 NW 16TH ST | | OKLAHOMA CITY | OK | 73106 | UNIVERSITY ADDITION | 076 | 000 | UNIVERSITY ADDITION 076 000 LOTS 29 & 30 | 1319 NW 16TH ST OKLAHOMA CITY |
| R045008649 | GATEWOOD PLAZA LLC | | 4513 N YOUNGS BLVD | | OKLAHOMA CITY | OK | 73112-8369 | UNIVERSITY ADDITION | 076 | 000 | UNIVERSITY ADDITION 076 000 LOTS 13 & 14 | 1312 NW 17TH ST OKLAHOMA CITY |
| R045008658 | LANGE JAMES ANDREW | | 1310 NW 17TH ST | | OKLAHOMA CITY | OK | 73106-4204 | UNIVERSITY ADDITION | 076 | 000 | UNIVERSITY ADDITION 076 000 LOTS 15 & 16 | 1310 NW 17TH ST OKLAHOMA CITY |
| R045008667 | GATEWOOD PLAZA LLC | | 4513 N YOUNGS BLVD | | OKLAHOMA CITY | OK | 73112-8369 | UNIVERSITY ADDITION | 076 | 000 | UNIVERSITY ADDITION 076 000 LOTS 17 & 18 | 1304 NW 17TH ST OKLAHOMA CITY |
| R045008712 | DE HOLDINGS LLC | | 1801 CHISWICK RD | | EDMOND | OK | 73034 | UNIVERSITY ADDITION | 076 | 000 | UNIVERSITY ADDITION 076 000 LOTS 27 & 28 | 1315 NW 16TH ST OKLAHOMA CITY |
| R060060250 | FRANCESCHINI PATRICIA ANN SLINKER ETAL | BOINTY LINDA SUE SLINKER | 1618 N KLEIN AVE | | OKLAHOMA CITY | OK | 73106 | AVOCA SUB ADDITION | 001 | 011 | AVOCA SUB ADDITION 001 011 | 1616 N KLEIN AVE OKLAHOMA CITY |
| R045008703 | ATHAY TAI | | 1311 NW 16TH ST | | OKLAHOMA CITY | OK | 73106-4403 | UNIVERSITY ADDITION | 076 | 000 | UNIVERSITY ADDITION 076 000 LOTS 25 & 26 | 1311 NW 16TH ST OKLAHOMA CITY |
| R045008694 | REED CHRISTIE | | 2101 N MCKINLEY AVE | | OKLAHOMA CITY | OK | 73106 | UNIVERSITY ADDITION | 076 | 000 | UNIVERSITY ADDITION 076 000 LOTS 23 & 24 | 1305 NW 16TH ST OKLAHOMA CITY |
| R045008496 | LEDBETTER SPENCER R & JACKIE R | | 1222 NW 17TH ST | | OKLAHOMA CITY | OK | 73106-4202 | UNIVERSITY ADDITION | 075 | 000 | UNIVERSITY ADDITION 075 000 LOTS 1 & 2 | 1222 NW 17TH ST OKLAHOMA CITY |
| R045008577 | RETAIL BUILDINGS INC | | C/O JACOBI & ASSOCIATES | PO BOX 702377 | TULSA | OK | 74170 | UNIVERSITY ADDITION | 075 | 000 | UNIVERSITY ADDITION 075 000 LOTS 21 & 22 | 1217 NW 16TH ST OKLAHOMA CITY |
| R045008568 | RETAIL BUILDINGS INC | | 3000 NE 63RD ST | | OKLAHOMA CITY | OK | 73121 | UNIVERSITY ADDITION | 075 | 000 | UNIVERSITY ADDITION 075 000 LOTS 19 & 20 | 1213 NW 16TH ST OKLAHOMA CITY |
| R060060225 | BASS JACQUELINE A | | 1620 N KLEIN | | OKLAHOMA CITY | OK | 73106 | AVOCA SUB ADDITION | 001 | 010 | AVOCA SUB ADDITION 001 010 | 1620 N KLEIN AVE OKLAHOMA CITY |
| R045008559 | RETAIL BUILDINGS INC | | C/O JACOBI & ASSOCIATES | PO BOX 702377 | TULSA | OK | 74170 | UNIVERSITY ADDITION | 075 | 000 | UNIVERSITY ADDITION 075 000 LOTS 17 & 18 | 1209 NW 16TH ST OKLAHOMA CITY |
| R045008676 | FITZSIMMONS KENNETH L | FITZSIMMONS AUDREY W | 1228 NW 36TH ST | | OKLAHOMA CITY | OK | 73118-5604 | UNIVERSITY ADDITION | 076 | 000 | UNIVERSITY ADDITION 076 PT OF LOTS 19 & 20 DESC AS BEG NE/C LOT 20 TH S82FT W42.88FT S58FT W7.50FT N140FT E50.38FT TO BEG | 1300 NW 17TH ST OKLAHOMA CITY |
| R045008685 | THOMPSON KYLE | | 1301 NW 16TH ST | | OKLAHOMA CITY | OK | 73106-4403 | UNIVERSITY ADDITION | 076 | 000 | UNIVERSITY ADDITION 076 000 LOTS 21 & 22 | 1301 NW 16TH ST OKLAHOMA CITY |
| R060060300 | HAKIM FAMILY TRUST | | 1124 NW 5TH ST | | OKLAHOMA CITY | OK | 73106 | AVOCA SUB ADDITION | 001 | 013 | AVOCA SUB ADDITION 001 013 | 1610 N KLEIN AVE OKLAHOMA CITY |

**Oklahoma County Assessor
300 ft. Radius Report
01-27-2022**

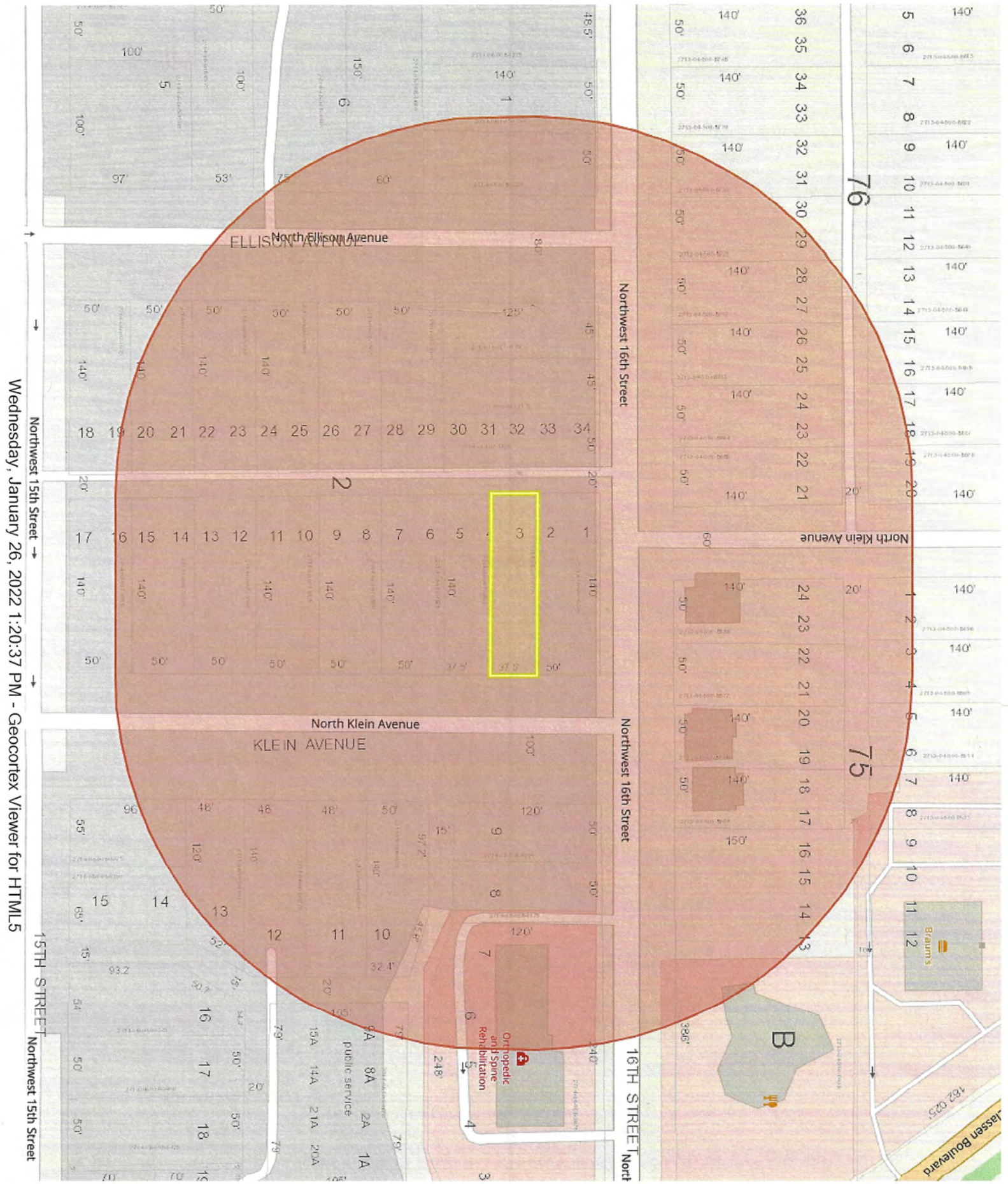
| | | | | | | | | | | | | |
|------------|-----------------------------|--|------------------------|--|---------------|----|------------|--------------------|-----|-----|--|--------------------------------|
| R060071150 | MICHE INVESTMENT LLC | | 4700 VAL VERDE DR | | OKLAHOMA CITY | OK | 73142 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 E50FT OF LOTS 30 THRU 34 | 1220 NW 16TH ST OKLAHOMA CITY |
| R060060175 | STRUBLE PROPERTIES LLC | | PO BOX 61071 | | OKLAHOMA CITY | OK | 73146 | AVOCA SUB ADDITION | 001 | 008 | AVOCA SUB ADDITION 001 008 | 1118 NW 16TH ST OKLAHOMA CITY |
| R060060350 | STRUBLE PROPERTIES LLC | | PO BOX 61071 | | OKLAHOMA CITY | OK | 73146-1071 | AVOCA SUB ADDITION | 001 | 000 | AVOCA SUB ADDITION 001 000 E65FT OF LOTS 14 & 15 | 1129 NW 15TH ST OKLAHOMA CITY |
| R060071125 | COOPERWOOD VENIETRICE | | 1228 NW 16TH ST | | OKLAHOMA CITY | OK | 73106-4402 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 W45FT OF LOTS 30 THRU 34 | 1228 NW 16TH ST OKLAHOMA CITY |
| R060071175 | VAUGHT JOSHUA | | 1224 NW 16TH ST | | OKLAHOMA CITY | OK | 73106-4402 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 E45FT OF W90FT OF LOTS 30 THRU 34 | 1224 NW 16TH ST OKLAHOMA CITY |
| R060060200 | STRUBLE PROPERTIES LLC | | PO BOX 61071 | | OKLAHOMA CITY | OK | 73146 | AVOCA SUB ADDITION | 001 | 009 | AVOCA SUB ADDITION 001 009 | 1130 NW 16TH ST OKLAHOMA CITY |
| R060070775 | MEDS LLC | | 2000 NW 39TH ST | | OKLAHOMA CITY | OK | 73118 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOT 3 & N 1/2 OF LOT 4 | 1627 N KLEIN AVE OKLAHOMA CITY |
| R060070800 | CONTINENTAL INVESTMENTS LLC | | 5030 N MAY AVE STE 255 | | OKLAHOMA CITY | OK | 73112-6010 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 S 1/2 OF LOT 4 & ALL OF LOT 5 | 1625 N KLEIN AVE OKLAHOMA CITY |
| R060060325 | STRUBLE PROPERTIES LLC | | PO BOX 61071 | | OKLAHOMA CITY | OK | 73146-1071 | AVOCA SUB ADDITION | 001 | 000 | AVOCA SUB ADDITION 001 000 W56FT LOTS 14 & 15 | 1131 NW 15TH ST OKLAHOMA CITY |

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Report is for Account Number R060070775 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office.



**Oklahoma County Assessor's
300ft Radius Report
1/26/2022**

| accountno | name1 | name2 | mailingaddress1 | mailingaddress2 | city | state | zipcode | subname | block | lot | legal | location |
|------------|---|-----------------------------|------------------------------|-----------------|---------------|-------|------------|------------------------|-------|-----|--|--------------------------------------|
| R045000006 | 1701 N CLASSEN LLC | | PO BOX 1374 | | OKLAHOMA CITY | OK | 73101 | UNIVERSITY ADDITION | 008 | 000 | UNIVERSITY ADDITION BLK 000 LOT 000 S/2 OF BLK B & S/2 OF A 55FT STRIP ADJ ON W & LOTS 13 THRU 16 BLK 75 & S/2 OF VACATED ALLEY ADJ LOTS 13 THRU 16 ON N | 1701 N CLASSEN BLVD OKLAHOMA CITY |
| R045008532 | RETAIL BUILDINGS INC | | C/O JACOBI AND ASSOCIATES | PO BOX 702377 | TULSA | OK | 74170 | UNIVERSITY ADDITION | 000 | 000 | UNIVERSITY ADDITION 000 000 LOTS 9 THRU 12 BLK 75 & N 1/2 BLK B & N 1/2 OF A 55 FT STRIP ADJ ON W BLK B | 1204 NW 17TH ST OKLAHOMA CITY |
| R060060075 | GRIT LLC | ATTN STEPHANIE SCHMIDT | 10924 HEFNER POINTE DR | | OKLAHOMA CITY | OK | 73120 | AVOCA SUB ADDITION | 001 | 000 | AVOCA SUB ADDITION 001 000 LOTS 3 THRU 7 | 1108 NW 16TH ST OKLAHOMA CITY |
| R060081400 | BLUE MOUNTAIN REALTY LLC | | PO BOX 1865 | | OKLAHOMA CITY | OK | 73101 | SUMMERS PLACE ADD | 003 | 000 | SUMMERS PLACE ADD 003 000 5135FT LOT 3 & 575FT LOT 6 | 1615 N ELLISON AVE OKLAHOMA CITY |
| R060060650 | STRUBLE JEFF & AIMEE N TRS | STRUBLE FAMILY REV TRUST | 1111 NW 15TH ST | | OKLAHOMA CITY | OK | 73106 | AVOCA SUB ADDITION | 001 | 000 | AVOCA SUB ADDITION BLK 001 LOT 000 LOTS 1A & 2A & LOTS 8A & 9A & LOTS 14A & 15A & LOTS 20A & 21A & W5FT OF LOT 19 | 1111 NW 15TH ST OKLAHOMA CITY |
| R060081600 | BLUE MOUNTAIN REALTY LLC | | PO BOX 1865 | | OKLAHOMA CITY | OK | 73101 | SUMMERS PLACE ADD | 003 | 006 | SUMMERS PLACE ADD 003 006 560FT OF N75FT | 1621 N ELLISON AVE OKLAHOMA CITY |
| R060070750 | WASHUTA STEVE | WASHUTA KAYLA | 1629 N KLEIN AVE | | OKLAHOMA CITY | OK | 73106 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 1 & 2 | 1629 N KLEIN AVE OKLAHOMA CITY |
| R060070825 | RUIZ ALBERTO | RUIZ ANA | 1617 N KLEIN AVE | | OKLAHOMA CITY | OK | 73106-4416 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 6 & 7 | 1623 N KLEIN AVE OKLAHOMA CITY |
| R060070850 | PUENTE ALBERTO CARLOS RUIZ | RUIZ DELIA | 1617 N KLEIN AVE | | OKLAHOMA CITY | OK | 73106-4416 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 8 & 9 | 1617 N KLEIN AVE OKLAHOMA CITY |
| R060070875 | POUND KATHRYN E | | 3126 S BOULEVARD STE 250 | | EDMOND | OK | 73013-5308 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 10 & 11 | 1613 N KLEIN AVE OKLAHOMA CITY |
| R060070900 | GILBERTO P & ELODIA | | 1436 REDING DR | | OKLAHOMA CITY | OK | 73119-4026 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 12 & 13 | 1609 N KLEIN AVE OKLAHOMA CITY |
| R060070925 | VASQUEZ HUMBERTO C | | 1603 N KLEIN AVE | | OKLAHOMA CITY | OK | 73106-4416 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 14 & 15 | 1603 N KLEIN AVE OKLAHOMA CITY |
| R060070950 | WALCHER DANIEL SHAWN & RAMSEY MARIE | | 1601 N KLEIN AVE | | OKLAHOMA CITY | OK | 73106 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 16 & 17 | 1601 N KLEIN AVE OKLAHOMA CITY |
| R045008586 | GEN PROPERTIES LLC | | 13610 PIN OAK | | EDMOND | OK | 73013-5601 | UNIVERSITY ADDITION | 075 | 000 | UNIVERSITY ADDITION 075 000 LOTS 23 & 24 | 1221 NW 16TH ST OKLAHOMA CITY |
| R060060275 | BREWER & ASSOCIATES PROPERTY LLC | | 800 NE 63RD ST STE 101C | | OKLAHOMA CITY | OK | 73105 | AVOCA SUB ADDITION | 001 | 012 | AVOCA SUB ADDITION 001 012 | 1612 N KLEIN AVE OKLAHOMA CITY |
| R060071000 | MOCTEZUMA PAMELA J | MOCTEZUMA RAMON | 1604 N ELLISON AVE | | OKLAHOMA CITY | OK | 73106-4440 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 20 & 21 | 1604 N ELLISON AVE OKLAHOMA CITY |
| R060071025 | BENTHEM HEIDI ELISE VAN | GREGORY DALTON | 3317 OUTPOST CIR | | NORMAN | OK | 73072 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 22 & 23 | 1610 N ELLISON AVE OKLAHOMA CITY |

Oklahoma County Assessor's
300ft Radius Report
1/26/2022

| | | | | | | | | | | | | |
|------------|--|-------------------------|--|---------------|---------------|----|------------|---------------------|-----|-----|--|-------------------------------------|
| R060081250 | REBUILDING & MANAGING LLC | | 1304 NW 16TH ST 1612 N ELLISON AVE | | OKLAHOMA CITY | OK | 73016 | SUMMERS PLACE ADD | 003 | 000 | W50FT OF E100FT OF LOT 1 & N15FT OF W50FT OF E100FT OF LOT 6 | 1304 NW 16TH ST OKLAHOMA CITY |
| R060071050 | DZAMBO PHILIP J | DZAMBO KAYLA | | | OKLAHOMA CITY | OK | 73106 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 24 & 25 | 1612 N ELLISON AVE OKLAHOMA CITY |
| R060081225 | COOK GWEN ROSEBURE KYLE & BRITTYN 2014 REV TRUST | | 1623 N ELLISON AVE 1600 N ELLISON AVE | | OKLAHOMA CITY | OK | 73106-4439 | SUMMERS PLACE ADD | 003 | 000 | SUMMERS PLACE ADD 003 000 E50FT LOT 1 & N15FT OF E50FT OF LOT 6 | 1623 N ELLISON AVE OKLAHOMA CITY |
| R060070975 | WAHKINNEY ELIZABETH A | | 2608 NW 32ND ST | | OKLAHOMA CITY | OK | 73112 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 18 & 19 EDGEWOOD SUB ADD 002 000 LOTS 26 & 27 | 1600 N ELLISON AVE OKLAHOMA CITY |
| R060071100 | DAVILA MIRIAM PATRICIA RAMOS | GUTIERREZ JUAN | | | OKLAHOMA CITY | OK | 73127 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOTS 28 & 29 | 1620 N ELLISON AVE OKLAHOMA CITY |
| R045008505 | RETAIL BUILDINGS INC | | C/O JACOBI AND ASSOCIATES | PO BOX 702377 | TULSA | OK | 74170 | UNIVERSITY ADDITION | 075 | 000 | UNIVERSITY ADDITION 075 000 LOTS 3 & 4 | 1218 NW 17TH ST OKLAHOMA CITY |
| R045008514 | RETAIL BUILDINGS INC | | C/O JACOBI AND ASSOCIATES | PO BOX 702377 | TULSA | OK | 74170 | UNIVERSITY ADDITION | 075 | 000 | UNIVERSITY ADDITION 075 000 LOTS 5 & 6 | 1210 NW 17TH ST OKLAHOMA CITY |
| R045008523 | INC | | C/O JACOBI AND ASSOCIATES | PO BOX 702377 | TULSA | OK | 74170 | UNIVERSITY ADDITION | 075 | 000 | UNIVERSITY ADDITION 075 000 LOTS 7 & 8 | 1208 NW 17TH ST OKLAHOMA CITY |
| R045008730 | BILBAO JUBEL JHUN | | 1321 NW 16TH ST | | OKLAHOMA CITY | OK | 73106 | UNIVERSITY ADDITION | 076 | 000 | UNIVERSITY ADDITION 076 000 LOTS 31 & 32 | 1321 NW 16TH ST OKLAHOMA CITY |
| R045008721 | MAZAL THOMAS | | 1319 NW 16TH ST 4513 N YOUNGS BLVD | | OKLAHOMA CITY | OK | 73106 | UNIVERSITY ADDITION | 076 | 000 | UNIVERSITY ADDITION 076 000 LOTS 29 & 30 | 1319 NW 16TH ST OKLAHOMA CITY |
| R045008649 | LANGE JAMES ANDREW | | 1310 NW 17TH ST 4513 N YOUNGS BLVD | | OKLAHOMA CITY | OK | 73112-8369 | UNIVERSITY ADDITION | 076 | 000 | UNIVERSITY ADDITION 076 000 LOTS 13 & 14 | 1312 NW 17TH ST OKLAHOMA CITY |
| R045008658 | GATEWOOD PLAZA LLC | | 1310 NW 17TH ST 4513 N YOUNGS BLVD | | OKLAHOMA CITY | OK | 73106-4204 | UNIVERSITY ADDITION | 076 | 000 | UNIVERSITY ADDITION 076 000 LOTS 15 & 16 | 1310 NW 17TH ST OKLAHOMA CITY |
| R045008667 | DE HOLDINGS LLC | | 1801 CHISWICK RD | | EDMOND | OK | 73034 | UNIVERSITY ADDITION | 076 | 000 | UNIVERSITY ADDITION 076 000 LOTS 17 & 18 | 1304 NW 17TH ST OKLAHOMA CITY |
| R045008712 | FRANCESCHINI PATRICIA ANN SUNKER ETAL | BOINTY LINDA SUE SUNKER | | | OKLAHOMA CITY | OK | 73106 | AVOCA SUB ADDITION | 001 | 011 | AVOCA SUB ADDITION 001 011 | 1616 N KLEIN AVE OKLAHOMA CITY |
| R060060250 | ATHAV TAI | | 1311 NW 16TH ST 2101 N MCKINLEY AVE | | OKLAHOMA CITY | OK | 73106-4403 | UNIVERSITY ADDITION | 076 | 000 | UNIVERSITY ADDITION 076 000 LOTS 25 & 26 | 1311 NW 16TH ST OKLAHOMA CITY |
| R045008694 | REED CHRISTIE | | | | OKLAHOMA CITY | OK | 73106 | UNIVERSITY ADDITION | 076 | 000 | UNIVERSITY ADDITION 076 000 LOTS 23 & 24 | 1305 NW 16TH ST OKLAHOMA CITY |
| R045008496 | LEDBETTER SPENCER R & JACKIE R | | 1222 NW 17TH ST | | OKLAHOMA CITY | OK | 73106-4202 | UNIVERSITY ADDITION | 075 | 000 | UNIVERSITY ADDITION 075 000 LOTS 1 & 2 | 1222 NW 17TH ST OKLAHOMA CITY |
| R045008577 | RETAIL BUILDINGS INC | | C/O JACOBI & ASSOCIATES | PO BOX 702377 | TULSA | OK | 74170 | UNIVERSITY ADDITION | 075 | 000 | UNIVERSITY ADDITION 075 000 LOTS 21 & 22 | 1217 NW 16TH ST OKLAHOMA CITY |
| R045008568 | BASS JACQUELINE A | | 3000 NE 63RD ST | | OKLAHOMA CITY | OK | 73121 | AVOCA SUB ADDITION | 001 | 010 | AVOCA SUB ADDITION 001 010 | 1620 N KLEIN AVE OKLAHOMA CITY |
| R060060225 | RETAIL BUILDINGS INC | | 1620 N KLEIN C/O JACOBI & ASSOCIATES | PO BOX 702377 | TULSA | OK | 74170 | UNIVERSITY ADDITION | 075 | 000 | UNIVERSITY ADDITION 075 000 LOTS 17 & 18 | 1209 NW 16TH ST OKLAHOMA CITY |

Oklahoma County Assessor's
300ft Radius Report
1/26/2022

| | | | | | | | | | | | | |
|------------|--------------------------------|-------------------------|---------------------------|--|---------------|----|------------|------------------------|-----|-----|--|-----------------------------------|
| R045008676 | FITZSIMMONS KENNETH L | FITZSIMMONS AUDREY W | 1228 NW 36TH ST | | OKLAHOMA CITY | OK | 73118-5604 | UNIVERSITY ADDITION | 076 | 000 | UNIVERSITY ADDITION 076 PT OF LOTS 19 & 20 DESC AS BEG NE/C LOT 20 TH S82FT W42.88FT S58FT | 1300 NW 17TH ST OKLAHOMA CITY |
| R045008685 | THOMPSON KYLE HAKIM FAMILY | | 1301 NW 16TH ST | | OKLAHOMA CITY | OK | 73106-4403 | UNIVERSITY ADDITION | 076 | 000 | UNIVERSITY ADDITION 076 000 LOTS 21 & 22 | 1301 NW 16TH ST OKLAHOMA CITY |
| R060060300 | TRUST MICHE | | 1124 NW 5TH ST | | OKLAHOMA CITY | OK | 73106 | ADDITION | 001 | 013 | AVOCA SUB ADDITION 001 013 | 1610 N KLEIN AVE OKLAHOMA CITY |
| R060071150 | INVESTMENT LLC STRUBLE | | 4700 VAL VERDE DR | | OKLAHOMA CITY | OK | 73142 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 E50FT OF LOTS 30 THRU 34 | 1220 NW 16TH ST OKLAHOMA CITY |
| R060060175 | PROPERTIES LLC STRUBLE | | PO BOX 61071 | | OKLAHOMA CITY | OK | 73146 | ADDITION | 001 | 008 | AVOCA SUB ADDITION 001 008 | 1118 NW 16TH ST OKLAHOMA CITY |
| R060060350 | PROPERTIES LLC COOPERWOOD | | PO BOX 61071 | | OKLAHOMA CITY | OK | 73146-1071 | AVOCA SUB ADDITION | 001 | 000 | AVOCA SUB ADDITION 001 000 E65FT OF LOTS 14 & 15 | 1129 NW 15TH ST OKLAHOMA CITY |
| R060071125 | VENIETRICE | | 1228 NW 16TH ST | | OKLAHOMA CITY | OK | 73106-4402 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 W45FT OF LOTS 30 THRU 34 | 1228 NW 16TH ST OKLAHOMA CITY |
| R060071175 | VAUGHT JOSHUA STRUBLE | | 1224 NW 16TH ST | | OKLAHOMA CITY | OK | 73106-4402 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 E45FT OF W90FT OF LOTS 30 THRU 34 | 1224 NW 16TH ST OKLAHOMA CITY |
| R060060200 | PROPERTIES LLC | | PO BOX 61071 | | OKLAHOMA CITY | OK | 73146 | AVOCA SUB ADDITION | 001 | 009 | AVOCA SUB ADDITION 001 009 | 1130 NW 16TH ST OKLAHOMA CITY |
| R060070775 | MEDS LLC | | 2000 NW 39TH ST | | OKLAHOMA CITY | OK | 73118 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 LOT 3 & N 1/2 OF LOT 4 | 1627 N KLEIN AVE OKLAHOMA CITY |
| R060070800 | CONTINENTAL INVESTMENTS LLC | | 5030 N MAY AVE STE 255 | | OKLAHOMA CITY | OK | 73112-6010 | EDGEWOOD SUB ADD | 002 | 000 | EDGEWOOD SUB ADD 002 000 S 1/2 OF LOT 4 & ALL OF LOT 5 | 1625 N KLEIN AVE OKLAHOMA CITY |
| R060060325 | STRUBLE PROPERTIES LLC | | PO BOX 61071 | | OKLAHOMA CITY | OK | 73146-1071 | AVOCA SUB ADDITION | 001 | 000 | AVOCA SUB ADDITION 001 000 W56FT LOTS 14 & 15 | 1131 NW 15TH ST OKLAHOMA CITY |

SPUD-XXXX 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, 2010).

I. Special Development Regulations:

This site will be developed in accordance with the regulation of the **R-3 Medium Density Residential District** (OKC Zoning Ordinance, 2010), the following exceptions will apply:

1. The following use(s) will be the only use(s) permitted on this site:
Single-Family Residential (8200.14)
Two-Family Residential (8200.16)
2. Building Height:
The maximum height of all buildings shall not exceed and a half stories and/or 35'
3. Building Size:
The maximum size of all buildings is not to exceed 3,000 square feet.
4. Number of Buildings not to exceed two buildings within development.
5. Building Setback Lines:
Front (East) 25', Sides (North) 0' and (South) 0', Rear (West) 5' (edge of existing alley/easement). Buildings less than 5' from property line shall be subject to applicable fire and building codes.
6. Sight-proof Screening:
Site contains an existing 6' wood privacy fence on North side. No less than a four-foot and no greater than an eight-foot high fence or wall shall be required along the West and North boundaries of this parcel where it is adjacent to any residential use. Said wall shall be constructed of chain-link, stucco, brick, stone, wood, or iron and/or any combination thereof.
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: N/A
9. Access: One proposed 20' drive on West boundary of site from alley.

II. Other Development Regulations:

1. Architecture: Future development to meet requirements of adjacent governing design district where applicable. Exterior of all structures to be clad with cement fiber board siding or better.
2. Open Space: Maximum 80% Lot coverage

3. Other:
 - a. Street Improvements: N/A
 - b. Site Lighting: 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, 2010, as amended.
 - c. Trash Receptacles: See Exhibit B (Proposed Site Plan)
 - d. Parking: 1.5 parking spaces per unit, including interior garage parking.
4. Common Areas:

Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan – Proposed

Exhibit C: Example of possible design.