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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

Mini's

Project Name

13500 Piedmont Rd.

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

Rezoning

Summary Purpose Statement / Proposed Development

Staff Use Only	Case No.: SPUD - <u>1435</u>
File Date:	<u>23 Jun '22</u>
Ward No.:	<u>1</u>
Nbhd. Assoc.:	<u>Piedmont</u>
School District:	<u>PUD 1256</u>
Extg Zoning:	<u>PUD 1256</u>
Overlay:	<u>-</u>

4.69 acres

ReZoning Area (Acres or Square Feet)

### 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):

Mike Combs

Name

13100 Colony Pointe Blvd

Mailing Address

Piedmont, OK 73078

City, State, Zip Code

405-919-3329

Phone

mcombs@capitalhomesokc.com

Email

*[Signature]*  
Signature of Applicant

*[Signature]*  
Applicant's Name (please print)

Stephen Landes

Applicant's Mailing Address

908 E 35th st

City, State, Zip Code

405-275-5388

Phone

slandes@landesengineering.net

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.

**SPUD Master Development Plan Map Requirements:**

The SPUD Master Development Plan Map shall be drawn to a standard engineering scale on one (1) or more 24"x36" sheets and shall contain the following information:

1. North arrow.
2. All property lines.
3. All adjacent street and alley rights-of-way, showing the centerline of each, and any street names.
4. The location of driveway approaches.
5. The off-street parking and maneuvering arrangement.
6. The location of existing and proposed buildings.
7. Related exhibits. Any other pertinent information/exhibits necessary for review, approval and administration of the SPUD.

**SPUD Master Design Statement Requirements:**

The SPUD Master Design Statement shall be a written report containing a minimum of the following elements:

- Identify the base zoning district(s) governing the SPUD, not to exceed two development tracts and two base zoning districts.
- List the permitted Use Unit Classifications in the SPUD (Chapter 59, Article VIII, Section 8100.4).
- A statement establishing the maximum height of all buildings.
- A statement establishing maximum size of all buildings.
- A statement limiting the number of all buildings.
- A statement specifying the front, side, and rear yard requirements.
- A description of the sight-proof screening requirements.
- A description of the site landscaping. (Screening and landscaping shall be subject to the current landscape ordinance in effect at time of development.)
- A statement specifying the number, type, height, and display area of signs.
- A statement providing the number and location of all access drives.
- A description and location of all public and private sidewalks.
- A description of the proposed architecture of all buildings including building materials.
- A statement indicating the percent of open space on the site.
- A description of all street improvements proposed within or adjacent to the site.
- A description of the proposed site lighting.
- The number, location, and screening requirements of all trash receptacles.
- A description of the parking facilities to be provided.
- A statement describing the guarantees and assurances to be provided for the perpetual maintenance of common open space, drainage areas, recreation areas, sidewalks, parking, private streets, and other privately owned but common facilities serving the project.

**SPUDs and Special Design Districts.**

If the SPUD is proposing to rezone from within a special design district or design overlay district, in addition to the requirements listed for the Design Statement in this chapter, the following shall be provided:

1. Statement describing the incorporation of any development regulations and guidelines of the design district into the SPUD and whether the SPUD will be subject to the design review process.
2. Description of how the SPUD integrates into the context of surrounding neighborhoods by describing the architectural style and uses of existing and proposed structures within the same block and immediate neighborhood.
3. Description of how the SPUD will be compatible with the placement and amenities of adjacent structures regarding setbacks, orientation, height, and landscaping/screening.


A Microsoft Office Word file version of SPUD Master Design Statement is available for download at <https://www.okc.gov/departments/development-services/subdivision-zoning/applications> A completed copy of this file is required for submittal.

## 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 22<sup>nd</sup> day of June, 2022

  
Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,  
County of Marshall, on the 22<sup>nd</sup> day of June, 2022.

My Commission Expires:

9/15/25

  
Notary Public  
Commission # 21012166

Nathan Dorer  
Notary Public  
State of Oklahoma  
Commission No. 21012166  
My Commission Expires 09/15/2025



## State of Oklahoma

Canadian County

Documentary Stamps

\$ 608.25

Doc#: R 2007 10618  
 Bk&Pg: RB 3322 1028-1029  
 Filed: 05-04-2007 IMV  
 02:56:00 PM WD  
 Canadian County, OK

Return To:

The Mini's @ Colony Pointe, L.L.C.

6307 Whiteford Blvd #155  
 OCC OK 73118

# WARRANTY DEED

(OKLAHOMA STATUTORY FORM)

File No.: 963830-OK15 (MSM)

Doc Stamps: \$608.25

Tax ID#:

That **Cottonwood Development, LLC, an Oklahoma Limited Liability Company**, party(ies) of the first part, in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **The Mini's @ Colony Pointe, L.L.C., an Oklahoma Limited Liability Company**, party(ies) of the second part, the following described real property and premises situate in **Canadian County, State of Oklahoma**, to wit:

A tract of land lying in the Northwest Quarter (NW/4) of Section Sixteen (16), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of the NW/4 of Section 16, T13N, R5W, I.M.; Thence South 89°30'27" East along the North line of said NW/4 a distance of 33.00 feet to a point on the East Right-of-way line of State Highway 4 and the Point of Beginning; Thence continuing South 89°30'27" East along the North line of said NW/4 a distance of 318.18 feet; Thence South 0°29'33" West a distance of 650.72 feet; Thence South 89°58'38" West a distance of 248.18 feet; Thence North 44°53'49" West a distance of 70.56 feet; Thence North 89°46'16" West a distance of 17.00 feet to a point on the East Right-of-Way line of State Highway 4; Thence North 0°13'44" East along the East Right-of-Way line of State Highway 4 a distance of 603.49 feet to a point on the North line of said NW/4 and the Point of Beginning.

Property Address: PT NW/4 16-13N-5W AKA TRACT 1, OK

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 party(ies) of the second part, 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.

EXCEPT covenants, conditions, easements, restrictions and mineral, reservations or conveyances of record.

Signed and delivered this April 25, 2007.

963830/15

\$608.25

2/15

Cottonwood Development, LLC, an Oklahoma  
Limited Liability Company



By: Phillip Hagen, Manager/Member

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF OKLAHOMA

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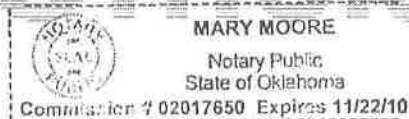
COUNTY OF OKLAHOMA

This instrument was acknowledged before me on April 25, 2007, by Phillip Hagen as Member/Manager  
of Cottonwood Development, LLC.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

Mail Tax Statements To:  
Rose Rock Bank  
10900 Hefner Pointe Drive  
Oklahoma City, OK 73120





## EXHIBIT "A"

### SPUD # \_\_\_\_\_

**LANDS ENGINEERING L.L.C.**  
 903 E. 35th Street • P.O. Box 1032  
 Shawnee, OK 74802-1032  
 (405) 275-5398 • Fax (405) 275-9042  
 C4 # 2269 EXR 6-10-23

**Capital Homes • Mike Combs**  
 13500 Piedmont Road, Canadian County, OK  
 SPID, EXHIBIT "A"  
 5/15/23 5/15/23

Scale: 1" = 2000'

Location Map

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Write to: **Contests**  
 P.O. Box 10000  
 Dallas, TX 75210-1000  
 Tel: 800-522-8543

new project has been used to locate and locate administrative locations of unincorporated utility units. The utility units are located by the utility units as shown in the map. The utility units are located by the utility units as shown in the map. The utility units are located by the utility units as shown in the map.

## LETTER OF AUTHORIZATION

I, Mike Combs Authorize Landes Engineering to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at 13500 Piedmont Road Piedmont, Canadian County, Oklahoma, 73078.

BY: 

TITLE: Owner

DATE: 6/23/2022

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

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

**MASTER DESIGN STATEMENT FOR**

*The Mini's at Colonial Pointe*

**June 21, 2022**

**PREPARED FOR:**

The Mini's @ Colony Pointe, L.>.C  
Mike Combs & Dustin Combs  
13100 Colony Pointe Blvd.  
Piedmont, OK 73078  
telephone 405-919-3329  
email [mcombs@capitalhomesokc.com](mailto:mcombs@capitalhomesokc.com)  
[capitalhomesokc@att.net](mailto:capitalhomesokc@att.net)

**PREPARED BY:**

Landes Engineering  
903 E. 35<sup>th</sup> Street  
Shawnee, Ok. 74804  
405-275-5388  
[slandes@landesengineering.net](mailto:slandes@landesengineering.net)

## **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, 2010). The SPUD will be a two (2) tract SPUD with the first parcel being a single C-1 Neighborhood Commercial tract located on the southwest corner of the parcel. The second tract will be R-2 Medium-Low Density Residential District. The R-2 portion of the property will strictly be limited to single and two-family Residential.

### **I. Special Development Regulations:**

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Simplified Planned Unit Development, 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.

### **Tract I**

This site will be developed in accordance with the regulations of **C-1 Community Commercial District** (OKC Zoning Ordinance, 2010), except as modified herein.

#### **1. The following uses shall be the only uses permitted on this site:**

8300.1	Administrative and Professional Offices
8300.2	Adult Day Care Facilities
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.24	Business Support Services
8300.25	Child Care Centers
8200.2	Dwelling Units and Mixed Uses
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted

8300.37 Eating Establishments: Sitdown  
8300.41 Food and Beverage Retail Sales

**2. Maximum Building Height:**

The maximum building height within Tract I of the SPUD shall be 35 feet.

**3. Maximum Building Size:**

The maximum building size within Tract I of the SPUD shall be in accordance with C-1 Regulations.

**4. Building Setback Lines:**

The building setback lines within Tract I of the SPUD shall be in accordance with C-1 Regulations with exception to side lot set-backs will be 10' but with the 5' landscape buffer remaining adjacent to R-2. Rear lot setback may also be 10' with a 5' landscape buffer except where a drive could exist.

**5. Sight Proof Screening:**

Site proof screening within Tract I of the SPUD shall be in accordance with C-1 Regulations.

**6. Landscaping:**

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

**7. Signs:**

**7.1 Freestanding Accessory Signs:**

There shall be one (1) freestanding ground (monument) sign permitted within Tract I of the SPUD with the maximum size being 12 feet high and 150 square feet in area. The sign shall have no less than 25 square feet of landscaping at the base. No pole signs will be allowed.

**7.2 Attached Signs:**

Attached signs will be in accordance with the base zoning district regulations.

**7.3 Non-Accessory Signs:**

Non-Accessory signs shall be prohibited within this SPUD.

#### **7.4 Electronic Message Display Signs:**

Electronic Message Display signs shall be prohibited within this SPUD.

#### **8. Access:**

Tract I of the SPUD shall be permitted to have 1 primary entrance on Piedmont road located ss feet north of the intersection of Piedmont Road and Colonial Pointe Avenue. A small gate and drive may be established for access to the road on Tract II to allow access. If necessary, this drive could be established as a secondary fire lane with a knox box.

#### **9. Sidewalk Regulations:**

Sidewalks shall be installed along Piedmont Road as shown.

#### **10. Parking Regulations:**

The parking regulations within Tract I of the SPUD shall be in accordance with C-1 Regulations.

### **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, drivet, rock, stone, stucco, or wood, or other similar type finish approved by the Planning Director of the City of Oklahoma City. 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:**

Due to the existence of an existing petroleum line a 45-foot landscape & privacy fence buffer will be constructed and maintained along Piedmont Road which will later be platted as Reserve A. It will be sustained by a POA for the mini's at Colonial Pointe

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

No street improvements are proposed for Tract I of this PUD.

**4. Other:**

**4.1 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.

**4.2 Dumpsters:**

Any dumpsters within this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12200 of the Oklahoma City Municipal Code, 2010, as amended, except that setbacks shall not be required.

**4.3 Common Areas:**

Maintenance of the Common Areas in the development shall be the responsibility of the property owner or Property Owner's 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.

**Tract II**

This site will be developed in accordance with the regulations of **R-2 Medium-Low Density Residential District** (OKC Zoning Ordinance, 2010), except as modified herein.

**11. The following uses shall be the only uses permitted on this site:**

8250.3 Community Recreation: Property Owners Association

8200.14 Single-Family Residential

8200.16 Two-Family Residential

**12. Maximum Building Height:**

The maximum building height within Tract II of the SPUD shall be two story.

**13. Maximum Building Size:**

The maximum building size within Tract II of the SPUD shall be in accordance with R-2 Regulations.

**14. Building Setback Lines:**

The building setback lines within Tract II of the SPUD shall be in accordance with R-2 Regulations. With exception to corner lots having only 10' side yard setback

**15. Sight Proof Screening:**

Site proof screening within Tract II of the SPUD shall be in accordance with R-2 Regulations except parallel to Piedmont Road and 134<sup>th</sup> Street. These areas will have the option of establishing combinations of wrought iron or vinyl fencing separated by columns. A 45' Reserve A buffer is proposed as a landscape buffer between the Tract II and Piedmont Road which "may" establish landscaping instead of sight proof conditions.

**16. Landscaping:**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as modified herein. A Reserve A is proposed to provide additional landscaping between Piedmont Road and Tract II.

**17. Signs:**

**17.1 Freestanding Accessory Signs:**

There shall be one (1) freestanding ground (monument) sign permitted within Tract II of the SPUD with the maximum size being 12 feet high and 150 square feet in area. The sign shall have no less than 25 square feet of landscaping at the base. No pole signs will be allowed.

**17.2 Attached Signs:**

Attached signs will be in accordance with the base zoning district regulations.

**17.3 Non-Accessory Signs:**

Non-Accessory signs shall be prohibited within this SPUD.

**17.4 Electronic Message Display Signs:**

Electronic Message Display signs shall be prohibited within this SPUD.



**18. Access:**

Tract II of the SPUD shall be permitted to have two (2) primary entrance. The primary entrance will be gated off of NW 134<sup>th</sup> Street. A small turn around will be established to for vehicles not granted access into the development. The north end of the road will have a 3 point turn established as a turn around for fire and emergency vehicles. When Meridian is opened, a drive may be extended to connect to Meridian and gated similar to the entrance on NW 134<sup>th</sup> Street. The future POA may decide whether to move the drive entrance to Meridian, at that time and close the existing entrance on NW 134<sup>th</sup> Street or provide two (2) gated entrances.

**19. Sidewalk Regulations:**

Sidewalks will not be required.

**20. Parking Regulations:**

No secondary parking is proposed within the development.

**III. Other Development Regulations:**

**5. 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, drivet, rock, stone, stucco, or wood, or other similar type finish approved by the Planning Director of the City of Oklahoma City. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

**6. Open Space:**

Due to the existence of an existing petroleum line a 45-foot landscape & privacy fence buffer will be constructed and maintained along Piedmont Road which will later be platted as Reserve A. It will be sustained by a POA for the mini's at Colonial Pointe

**7. Street Improvements:**

This development will not be required to develop or connect to Meridian Street.

**8. Other:**

**8.1 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.

**8.2 Dumpsters:**

All residential units will utilize Poly-carts only.

**8.3 Private Road & Gated Entrances:**

The street will be developed and will be in compliance with Oklahoma City public standard for a conventional residential Street (detail 210 or 220) with exception to the allowance to a roll curb section. Typical roll curb shall be as shown per detail provided on masterplan.

A 3-point turn shall be utilized as a turn around point instead of a conventional cul-de-sac. It is anticipated Meridian will be improved, at which time, the road can be extended to be serviced from Meridian which would make this a "temporary" turn around for service vehicles.

**8.4 Reserve A – Landscape, Drainage & Detention:**

The Reserve A area will be utilized as a buffer from Piedmont Road and developed to control drainage and sustained in an environmentally conscious and preserved way. The sidewalk will be developed adjacent to the Reserve A area which will be developed as a landscape space utilizing rain gardens and other natural features in lieu of developing a detention area. While the site is being developed primarily as residential, the Reserve A, landscape area with integrated rain gardens will be provide natural detention allowing no detention to be required for this development due to the is natural provision.

**8.4 Common Areas:**

Maintenance of the Common Areas in the development shall be the responsibility of the property owner or Property Owner's 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.

**IV. Supporting Documents:**

**Exhibit A:** Legal Description

**Exhibit B:** Conceptual Site Plan

**PROPERTY OWNERS WITHIN 300' OF PROPERTY T13N R05W S16  
NW4 BEG 33'E NW/C, TH E318.18' S 650.72' W 248.18' NW 70.56'  
W17'N TPB A 5 ACRE TRACT LOCATED EAST SIDE OF PIEDMONT ROAD  
BETWEEN NW 134 AND MEMORIAL ROAD**

THOMAS WALSH & DENISE  
WALSH  
12041 NW 136TH TERRACE,  
PIEDMONT, OK 73078

JAMES K WARD  
13621 CANTON WAY,  
PIEDMONT, OK 73078

SHARON RANDALL  
13617 CANTON WAY,  
PIEDMONT, OK 73078

DANIEL THEODORE SHULZ &  
ABIGAIL SHULZ  
13613 CANTON WAY,  
PIEDMONT, OK 73078

WEINRICH ENTERPRISES LLC  
1004 NW 49THST  
OKLAHOMA CITY OK 73118  
RE: 13609 CANTON WAY,  
PIEDMONT, OK 73078

MOUNTAIN WEST ENTRUST  
IRA INC.

13005 W WAINWRIGHT DR  
BOISE ID 83713

RE:13605 CANTON WAY,  
PIEDMONT, OK 73078

GERA ELAINE DAVIS  
13601 CANTON WAY,  
PIEDMONT, OK 73078

LEILA & DALE C BRUMETT  
2945 HIGHWAY 821  
RUSTON LA 71270  
RE: 13505 CANTON WAY,  
PIEDMONT, OK 73078

ANDREW WALDON  
7517 NW 129TH ST  
OKLAHOMA CITY OK 73142  
RE: 13501 CANTON WAY,  
PIEDMONT, OK 73078

TAMMY L COOPER  
13701 BLACKTAIL CT  
PIEDMONT OK 73078

**PROPERTY OWNERS WITHIN 300' OF PROPERTY T13N R05W S16  
NW4 BEG 33'E NW/C, TH E318.18' S 650.72' W 248.18' NW 70.56'  
W17'N TPB A 5 ACRE TRACT LOCATED EAST SIDE OF PIEDMONT ROAD  
BETWEEN NW 134 AND MEMORIAL ROAD**

ROHLMEIER FAMILY  
REVOCABLE TRUST  
13801 PIEDMONT RD  
PIEDMONT OK 73078

CHRISTOPHER L ROBERTS  
12129 NW 133RD  
PIEDMONT OK 73078

STEPHEN B KONCE  
13700 BLACKTAIL CT  
PIEDMONT OK 73078

JUSTIN RICHARD & TIFFANY  
MARIE HANES  
12024 NW 135TH  
PIEDMONT OK 73078

TELLA, NEAL, STEPHANIE A  
HUGHES  
12140 NW 133RD  
PIEDMONT OK 73078

LILIANA & DAVID ALLEN  
STEECE  
12020 NW 135  
PIEDMONT OK 73078

ELIZABETH QUINONES  
12136 NW 133RD  
PIEDMONT OK 73078

STEPHAN D LAVAVE  
12016 NW 135  
PIEDMONT OK 73078

ASHLEY R MCGINNIS  
12132 NW 133RD  
PIEDMONT OK 73078

TAMARA A KERNS  
12029 NW 135  
PIEDMONT OK 73078

LISA G DAUPHIN  
12149 NW 133RD  
PIEDMONT OK 73078

BRETT WADE SISSOM  
12025 NW 135TH  
PIEDMONT OK 73078

**PROPERTY OWNERS WITHIN 300' OF PROPERTY T13N R05W S16  
NW4 BEG 33'E NW/C, TH E318.18' S 650.72' W 248.18' NW 70.56'  
W17'N TPB A 5 ACRE TRACT LOCATED EAST SIDE OF PIEDMONT ROAD  
BETWEEN NW 134 AND MEMORIAL ROAD**

MICHAEL KENT RONEY  
12021 NW 135TH  
PIEDMONT OK 73078

THAROL B & SHAMARIE  
OXLEY  
12032 NW 136 TER  
PIEDMONT OK 73078

JOSHAU & LORDES E VALDEZ  
5782 THELMA AVE  
LAPALAMA CA 90623  
RE: 12028 NW 136 TER  
PIEDMONT OK 73078

CFKL ASSETS 2019-1 LLC  
1345 AVE OF AMERICAS  
46THF  
NEW YORK NY 10105  
RE: 12024 NW 136 TER  
PIEDMONT OK 73078

MARISSA & DIETRICH  
CHRISTOPHER BERNER  
12025 NW 136 TER  
PIEDMONT OK 73078

DAN JOSEPH JR & JAMI L  
SLATER  
12029 NW 136 TER  
PIEDMONT OK 73078

MICHAEL WEHBA  
12033 NW 136 TER  
PIEDMONT OK 73078

ANITA JANE & SCOTT W  
GARNAND  
12037 NW 136 TER  
PIEDMONT OK 73078

RUSSELL LEN & RACHEL L  
MIGL  
13705 BLACKTAIL CT  
PIEDMONT OK 73078

CHRISTIE BUSSETT  
11309 NW 94TH  
PIEDMONT OK 73078

PROPERTY OWNERS WITHIN 300' OF PROPERTY T13N R05W S16  
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BETWEEN NW 134 AND MEMORIAL ROAD

BILLY BOB HARRIS  
13704 BLACKTAIL CT  
PIEDMONT OK 73078

ATT & SW BELL TELE  
607 N Miller Blvd,  
Oklahoma City, OK 73107  
RE: PIEDMONT RD &  
MEMORIAL RD PIEDMONT  
OK 73078

ROBERT E JR & ASHLEY N  
SCOTT  
13708 BLACKTAIL CT  
PIEDMONT OK 73078

WILLIAM & VICKY RICHESIN  
3020 LOTUS HILL DR  
LAS VEGAS NV 89134  
RE:13712 BLACKTAIL CT  
PIEDMONT OK 73078

MICHAEL A NORRIS  
13705 STAG CT  
PIEDMONT OK 73078

ALEXANDER R & ALISHA J  
GILMORE  
13701 STAG CT  
PIEDMONT OK 73078